PT OF SE1/4 OF NW1/4
IN OR 1858/797
2013 PALM HARBOR DW/MH

COURSON KRISTY LEE & JUSTIN LEE
7105 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2023

05-2S-23-0000-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

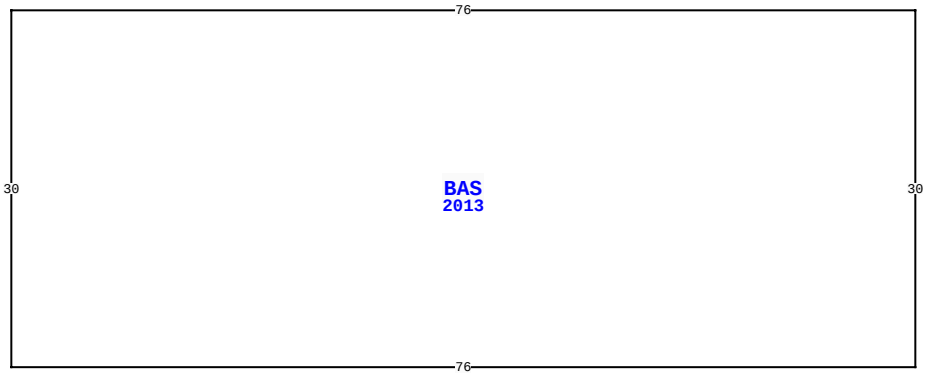
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	181,124
TOTALS	2,280		2,280	181,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	151.3200	105.92	241,498	2013	2013	0	0	0	25.00	75.00

1 M/H 94+ – 100% - 2001 Heated Area: 2280 HX Base Yr 2001



7105 HORSESHOE CIR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		181,124
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,600
TOTAL MARKET VALUE		241,724
SOH/AGL Deduction		120,461
ASSESSED VALUE		121,263
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		71,263
TOTAL JUST VALUE		241,724
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C135504	CO ISSUED	0	10/24/2013
13139490	CO ISSUED	0	09/01/2013
M138759	H/AC	0	09/01/2013
MH135504	MH MOVE-ON	0	09/01/2013
MH003243	MH MOVE-ON	0	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1876/1688	8/28/2013	WD	U	I	11	100
GRANTOR: COURSON KRISTY LEE &						
GRANTEE: COURSON KRISTY LEE						
1858/0797	5/26/2013	QC	U	I	11	10,500
GRANTOR: COURSON KRISTY LEE						
GRANTEE: COURSON KRISTY LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W76 S30 E76 N30$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	2.02	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,600							

REVIEW DATE 05/09/2017 BY TWX Total Acres: 2.02 Total Land Value: 60,600 Market: 0 Agricultural: 0 Common: 60,600 PRINTED 08/02/2023 BY SYS