PT OF GOVT LOT 3
PT OF SE1/4 OF NW1/4
IN OR 710 PG 1020

HORTON RICHARD PAUL & MYONG H
7293 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2023

05-2S-23-0000-0002-0100

BUILDING CHARACTERISTICS

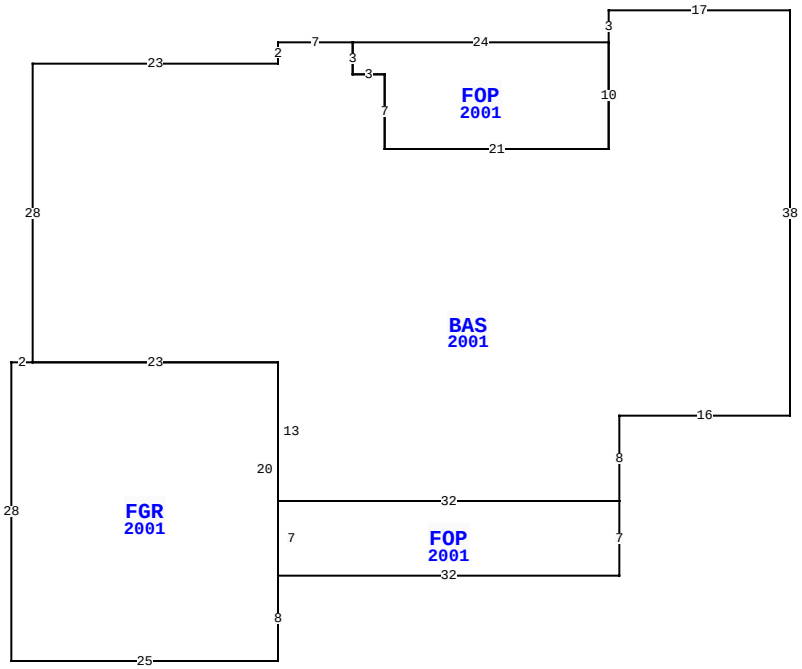
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,412	100	2,412	242,672
FGR	700	55	385	38,735
FOP	219	30	66	6,640
FOP	224	30	67	6,741
TOTALS	3,555		2,930	294,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,930	96.2748	114.33	334,987	2001	2006	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2002 Heated Area: 2412 HX Base Yr 2002



7293 HORSESHOE CIR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		294,789
TOTAL MARKET OB/XF VALUE		55,667
TOTAL LAND VALUE - MARKET		100,750
TOTAL MARKET VALUE		451,206
SOH/AGL Deduction		241,571
ASSESSED VALUE		209,635
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		159,635
TOTAL JUST VALUE		451,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001773	REPAIR/RRF	30,000	02/22/2019
B007820	NEW CONSTR	105,863	12/01/2000
B007821	GARAGE	31,250	12/01/2000
R002927	REPAIR/RRF	0	12/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0710/1020	8/03/1994	WD	Q	V		16,200

GRANTOR: KAST WILLOW MAE

GRANTEE: HORTON RICHARD & MY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W17 S3 FOP=[YR=2001] W24 S3 E3 S7 E21 N10 $ S10 W21 N7 W3 N3 W7 S2 W23 S28 FGR=[YR=2001] W2 S28 E25 N8 FOP=[YR=2001] E32 N7 W32 S7 $ N20 W23 $ E23 S13 E32 N8 E16 N38 $.

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
1	0511	GARAGE CB-	0	100	50	25	1,250.00	SF	40.00	40.00	100	2002	2002	3	83	41,500	
2	0811	CONCRETE B	0	100	0	0	1,088.00	SF	5.20	5.20	100	2004	2004	3	86	4,866	
3	0811	CONCRETE B	0	100	25	20	500.00	SF	5.20	5.20	100	2019	2019	3	99	2,574	
4	0812	CONCRETE C	0	100	50	20	1,000.00	SF	4.00	4.00	100	2019	2019	3	99	3,960	
5	0810	CONCRETE A	0	100	0	0	430.00	SF	6.50	6.50	100	2019	2019	3	99	2,767	

LAND DESCRIPTION

TOTAL OB/XF 55,667

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	4.03	AC		1.00	1.00	1.00	25,000.00	25,000.00	100,750							

REVIEW DATE 04/14/2020 BY TWA Total Acres: 4.03 Total Land Value: 100,750 Market: 0 Agricultural: 0 Common: 100,750 PRINTED 08/02/2023 BY SYS