IN OR 2287/706
PARCEL 3 SEC 05-2S-23 &
PARCEL 4-8 SEC 06-2S-23

**HERMAN BRANDON/BURNS ASHLEY**
6688 HORSESHOE DR
BRYCEVILLE, FL 32009

**2023**

**05-2S-23-0000-0003-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

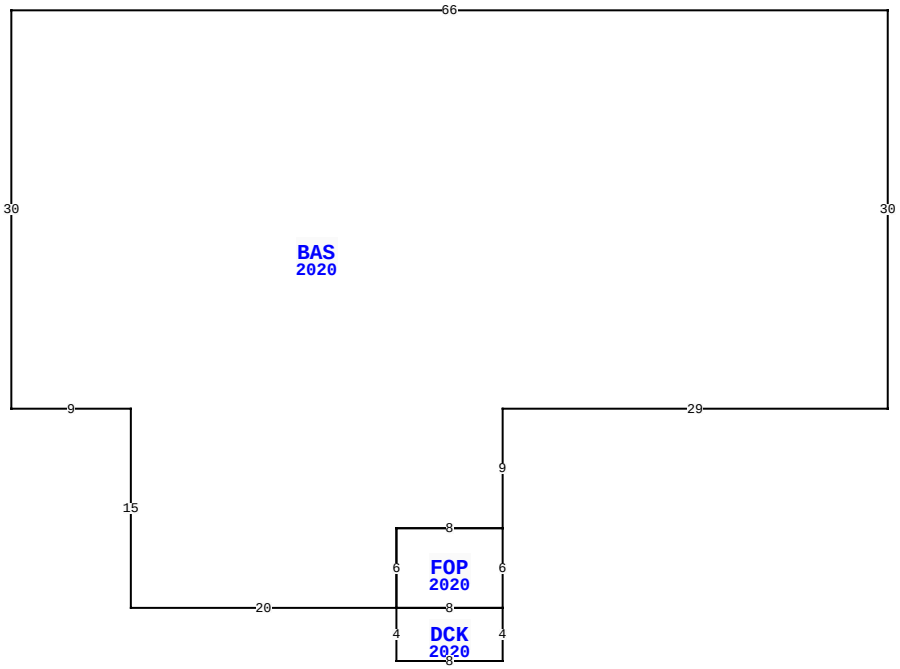
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,352 | 100 | 2,352 | 207,308 |
| DCK | 32 | 15 | 5 | 441 |
| FOP | 48 | 30 | 14 | 1,234 |
| TOTALS | 2,432 | | 2,371 | 208,983 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,371 | 128.4800 | 89.94 | 213,248 | 2020 | 2020 | 0 | 0 | 0 | 2.00 | 98.00 |

1 M/H 94+ – 100% - 2022 Heated Area: 2352 HX Base Yr 2022




6688 HORSESHOE CIR, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 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 | | 208,983 |
| TOTAL MARKET OB/XF VALUE | | 3,465 |
| TOTAL LAND VALUE - MARKET | | 48,000 |
| TOTAL MARKET VALUE | | 260,448 |
| SOH/AGL Deduction | | 50,478 |
| ASSESSED VALUE | | 209,970 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 159,970 |
| TOTAL JUST VALUE | | 260,448 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 203,854 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20009719 | CO ISSUED | 0 | 10/14/2020 |
| 19009896 | MH MOVE-ON | 0 | 09/19/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2287/0706 | 6/28/2019 | WD | Q | V | 01 | 20,600 |
| GRANTOR: PLEMMONS MATTHEW & GA | | | | | | |
| GRANTEE: HERMAN BRANDON | | | | | | |
| 2006/1390 | 9/30/2015 | WD | U | V | 12 | 12,000 |
| GRANTOR: COUNTRY FEDERAL CREDI | | | | | | |
| GRANTEE: PLEMMONS MATTHEW & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W66 S30 E9 S15 E20 DCK=[YR=2020] S4 E8 N4
FOP=[YR=2020] N6 W8 S6 E8$ W8$ N6 E8 N9 E29 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2020 | 2020 | 3 | 99 | 3,465 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,465

| 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 | 2.00 | AC | | 1.00 | 1.00 | 0.80 | 30,000.00 | 24,000.00 | 48,000 | | | | | | | |

REVIEW DATE 12/03/2020 BY TW Total Acres: 2.00 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 08/02/2023 BY SYS