

PT OF GOV LOT 4 (EX 3-17)
IN OR 1722/503
EX R/W OR 583/69

PINER JAMES FRANKLIN JR
12525 STERLING RUN COURT
JACKSONVILLE, FL 32225

2023

05-2S-23-0000-0003-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	2,135	100	2,135	100,463
UOP	48	20	10	471
UOP	168	20	34	1,600
UOP	232	20	46	2,165

TOTALS	2,583		2,225	104,698
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0810	CONCRETE A	0	0	16	16	256.00	SF	6.50	6.50	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
6	0811	CONCRETE B	0	0	0	0	924.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	10.84	AC	

REVIEW DATE 09/12/2019 BY TWX

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	% COND
0100	01	2,225	104.2720	94.11	209,395	1942	1955	0	0	50	34.20
1 SINGLE FAM - 0% - 0 Heated Area: 2135 HX Base Yr											

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

6866 HORSESHOE CIR, BRYCEVILLE											
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TOTAL OB/XF											
7,551											

Total Acres: 10.84 Total Land Value: 144,172 Market: 0 Agricultural: 0 Common: 144,172

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										148,913	
TOTAL MARKET OB/XF VALUE										7,551	
TOTAL LAND VALUE - MARKET										144,172	
TOTAL MARKET VALUE										300,636	
SOH/AGL Deduction										82,902	
ASSESSED VALUE										217,734	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										217,734	
TOTAL JUST VALUE										300,636	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										214,898	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E985426	CHNGE SRVC	0	12/01/1998
6667	HOUSEMVING	6,000	08/13/1990
4316	N/A	22,980	08/21/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1722/0503	1/27/2011	WD	U	I	30	25,000	
GRANTOR: PINER GERALDINE S TRU							
GRANTEE: PINER JAMES FRANKLI							
1639/0010	9/02/2009	WD	U	I	30	100	
GRANTOR: PINER GERALDINE							
GRANTEE: PINER GERALDINE TRU							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=1993] W8 BAS=[YR=1993] W49 N6 W14 S28 UOP=[YR=1993] W6 S8 E6 N8\$ S15 E28 UOP=[YR=1993] E21 N8 W21 S8\$ N8 E35 N29\$ S29 E8 N29\$.											

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BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 5007ASB SHNGLE 5003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 9006CUST PANEL 1009PINE WOOD 10001NONE 10004AIR DUCTED 1003100110002WOOD FRAME 1001.1.100010000NONE 10002Quality Level 020100SINGLE FAMILYMAP NUMMKT AREA09NEIGHBORHOOD/LOC9001.00AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREAMARKET VALUEBAS1,0201001,02041,300FOP24030722,916TOTALESXTRA FEATURES8666 HORSESHOE CIR, BRYCEVILLEBLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE06/16/2023MLU

CONSTRUCTION

TOTALS1,2601,09244,215

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PNTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTPDNORM% COND0100011,09289.723780.9888,43019401940005038.1350.00Heated Area: 1020HX Base Yr

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:BUILDING MARKET VALUEL148,913TOTAL MARKET OB/XF VALUEL7,551TOTAL LAND VALUE - MARKETA144,172TOTAL MARKET VALUEL300,636SOH/AGL DeductionE82,902ASSESSED VALUEL217,734TOTAL EXEMPTION VALUEL0BASE TAXABLE VALUEL217,734TOTAL JUST VALUEE300,636NCON VALUEL0INCOME VALUELPREVIOUS YEAR MKT VALUEL214,898SALES DATAOFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE1722/05031/27/2011WD U I I 3025,000GRANTOR:PINER GERALDINE S TRUGRANTEE:PINER JAMES FRANKLI1639/00109/02/2009WD U I I 30100GRANTOR:PINER GERALDINEGRANTEE:PINER GERALDINE TRUBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993] W30 S34 FOP=[YR=1993] S8 E30 N8 W30 \$ E30 N34\$.