



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 70
Interior Floo	08	SHT VINYL 30
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		

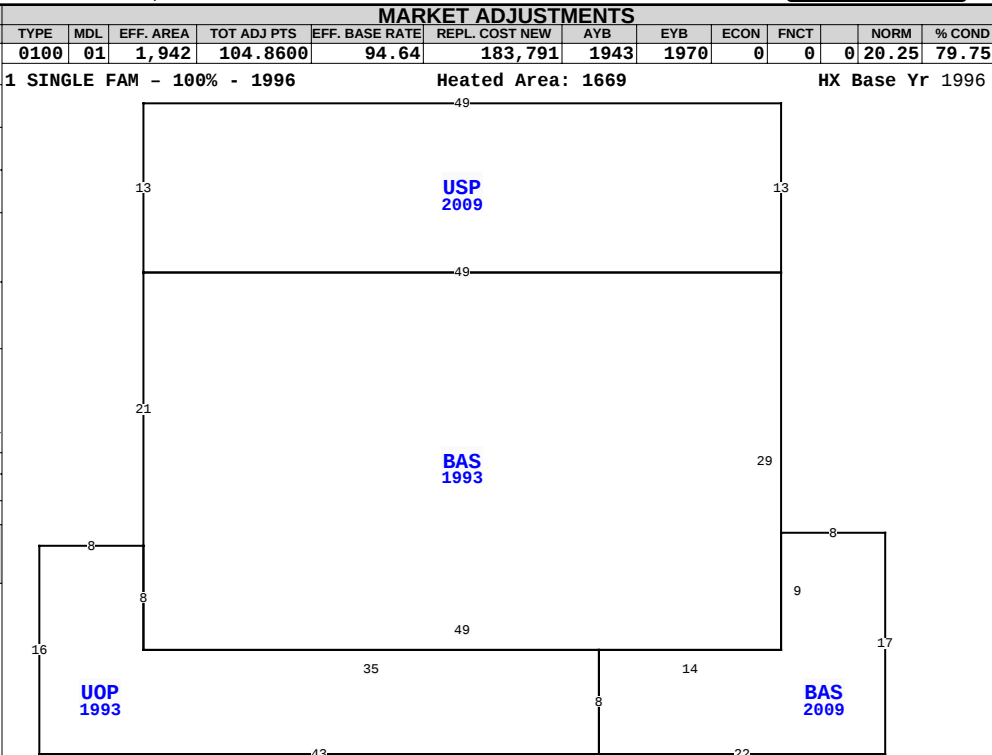
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,421	100	1,421	107,250
BAS	248	100	248	18,718
UOP	408	20	82	6,189
USP	637	30	191	14,416

TOTALS	2,714		1,942	146,573
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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	0510	GARAGE WD-	0	100	19	30	570.00	SF	35.00	35.00	
4	0510	GARAGE WD-	0	100	24	11	264.00	SF	28.00	28.00	
5	0855	CONC PAVER	0	100	0	0	1,572.00	SF	10.00	10.00	
6	0861	POOL GUNIT	0	100	30	12	360.00	SF	85.00	85.00	

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	100	0006	OR	0.00	0.00	6.73	AC	

REVIEW DATE	03/25/2021	BY	TW
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6844 HORSESHOE CIR, BRYCEVILLE

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

L N	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
2	0510	GARAGE WD-	0	100	19	30	570.00	SF	35.00	35.00	100	1970	1970	3	20	3,990	
4	0510	GARAGE WD-	0	100	24	11	264.00	SF	28.00	28.00	100	2005	2005	3	44	3,252	
5	0855	CONC PAVER	0	100	0	0	1,572.00	SF	10.00	10.00	100	2010	2010	3	92	14,462	
6	0861	POOL GUNIT	0	100	30	12	360.00	SF	85.00	85.00	100	2010	2010	3	64	19,584	

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	100	0006	OR	0.00	0.00	6.73	AC	

REVIEW DATE	03/25/2021	BY	TW
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Total Acres:	6.73	Total Land Value:	127,870	Market:	0	Agricultural:	0	Common:	127,870
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						189,968					
TOTAL MARKET OB/XF VALUE						41,288					
TOTAL LAND VALUE - MARKET						127,870					
TOTAL MARKET VALUE						359,126					
SOH/AGL Deduction						170,300					
ASSESSED VALUE						188,826					
TOTAL EXEMPTION VALUE						55,000					
BASE TAXABLE VALUE						133,826					
TOTAL JUST VALUE						359,126					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						270,895					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22870	SWIM POOL	19,000	09/01/2009

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0709/1573	7/22/1994	WD	U	I	05	51,800			
GRANTOR: SEABOARD EMPLOYEES CU									
GRANTEE: YOUNG KATHERINE L S									
0696/1024	1/19/1994	CT	U	I	14	100			
GRANTOR: CLERK OF COURT									
GRANTEE: SEABOARD EMPLOYEES									

BUILDING NOTES											
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BUILDING DIMENSIONS											
USP=[YR=2009] W49 S13 BAS=[YR=1993] S21 UOP=[YR=1993] W8 S16 E43 BAS=[YR=2009] E22 N17 W8 S9 W14 S8\$ N8 W35 N8\$ S8 E49 N29 W49\$ E49 N13\$.											

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	100	0006	OR	0.00	0.00	6.73	AC	

REVIEW DATE	03/25/2021	BY	TW
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Total Acres:	6.73	Total Land Value:	127,870	Market:	0	Agricultural:	0	Common:	127,870
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YOUNG KATHERINE L SEDLACEK
6844 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

05-2S-23-0000-0003-0050

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