IN OR 1191/343
R673178 & R673179
EX R/W OR 583/7

SCHRAUD DOUGLAS
6989 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2023

05-2S-23-0000-0003-0080

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 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	06	DIST 1D 100
Quality	06	Quality Level 06

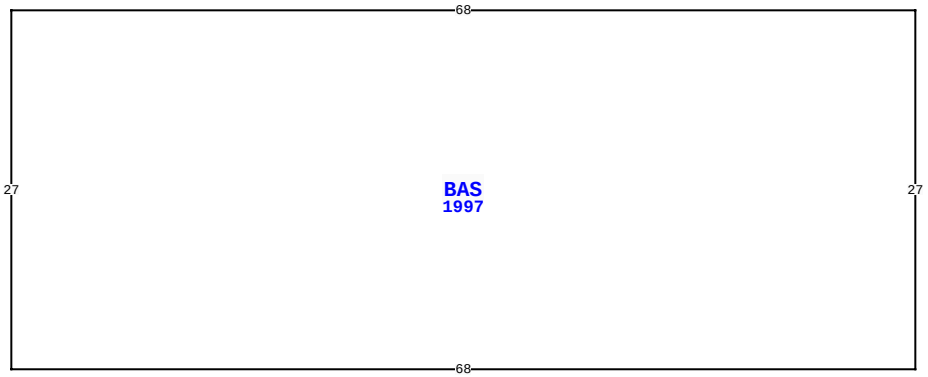
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1,836	82,525
TOTALS	1,836		1,836	82,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,836	152.8800	107.02	196,489	1997	1997	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2004 Heated Area: 1836 HX Base Yr 2004



6989 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		82,525
TOTAL MARKET OB/XF VALUE		12,621
TOTAL LAND VALUE - MARKET		64,200
TOTAL MARKET VALUE		159,346
SOH/AGL Deduction		83,982
ASSESSED VALUE		75,364
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		25,364
TOTAL JUST VALUE		159,346
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010809	CARPORT	8,604	10/26/2018
MH9700	MH MOVE-ON	0	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1191/0343	11/25/2003	WD	U	I	07	100
GRANTOR: SHEETS GRACE & RONALD						
GRANTEE: SCHRAUD DOUGLAS						
1175/0238	9/25/2003	WD	Q	I		95,000
GRANTOR: SHEETS GRACE & RONALD						
GRANTEE: SCHRAUD DOUGLAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W68 S27 E68 N27$.

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
2	0681	POLE SHED	0	100	12	25	300.00	SF	15.00	15.00	100	1958	1958	3	20	900	
3	0680	POLE SHED	0	100	12	19	228.00	SF	10.00	10.00	100	1958	1958	3	20	456	
4	0510	GARAGE WD-	0	100	12	31	372.00	SF	35.00	35.00	100	1960	1960	3	20	2,604	
5	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	100	1980	1980	3	20	4,200	
6	0681	POLE SHED	0	100	14	25	350.00	SF	15.00	15.00	100	1960	1960	3	20	1,050	
7	1242	WD DECK A	0	100	9	32	288.00	SF	10.00	10.00	100	1995	1995	3	20	576	
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 12,621

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	2.14	AC		1.00	1.00	1.00	30,000.00	30,000.00	64,200							

REVIEW DATE 03/13/2019 BY TWX Total Acres: 2.14 Total Land Value: 64,200 Market: 0 Agricultural: 0 Common: 64,200 PRINTED 08/02/2023 BY SYS