PARCELS 3-9 & 2-2
IN OR 351 PG 685 &
L/E OR 671 PG 1749

COLLINS NADINE B L/E/
7047 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2023

05-2S-23-0000-0003-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

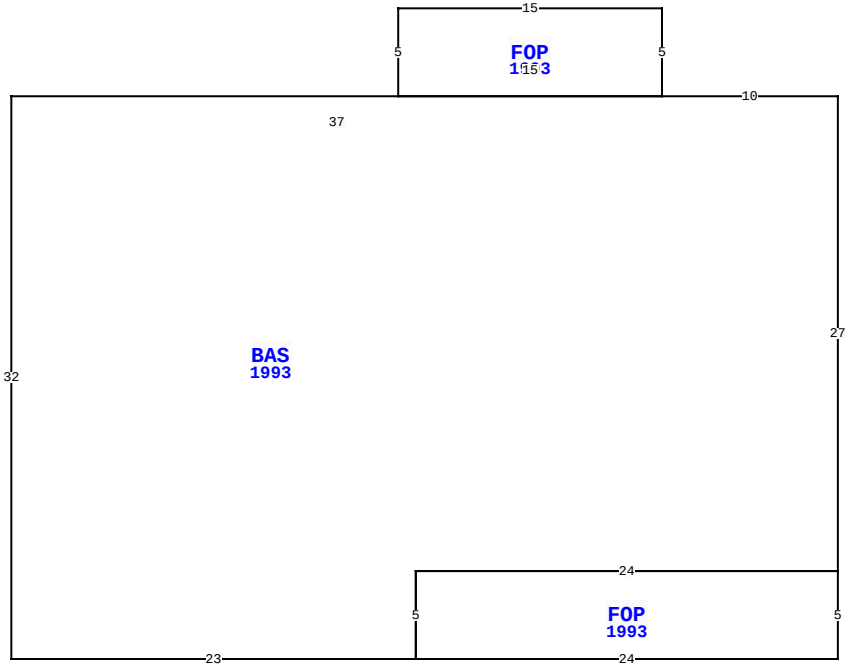
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	03	COLONIAL 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	1,384	100	1,384	117,172
FOP	75	30	22	1,863
FOP	120	30	36	3,048
TOTALS	1,579		1,442	122,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,442	113.3600	102.31	147,531	1982	1982	0	0	0	17.25	82.75

1 SINGLE FAM – 100% - 0 Heated Area: 1384 HX Base Yr



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

7047 HORSESHOE CIR, BRYCEVILLE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		122,082
TOTAL MARKET OB/XF VALUE		4,983
TOTAL LAND VALUE - MARKET		88,750
TOTAL MARKET VALUE		215,815
SOH/AGL Deduction		112,960
ASSESSED VALUE		102,855
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		52,855
TOTAL JUST VALUE		215,815
NCON VALUE		384
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/0868	6/21/2022	LE	U	I	11	100
GRANTOR: COLLINS NADINE B						
GRANTEE: COLLINS KRISTY LEE						
0155/0425	1/01/1973	WD	Q	V		3,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 FOP=[YR=1993] N5 W15 S5 E15$ W37 S32 E23
FOP=[YR=1993] E24 N5 W24 S5$ N5 E24 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
1	0200	BARN WD 0-	0	100	24	24	576.00	SF	20.00	20.00	100	1982	1982	3	20	2,304	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	54	1,890	
3	0940	SHEDS/PORT	0	100	12	7	84.00	SF	20.10	20.10	100	2004	2004	3	24	405	
4	0755	FSP	0	100	20	10	200.00	SF	8.00	8.00	100	2004	2004	3	24	384	

LAND DESCRIPTION

TOTAL OB/XF 4,983

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	3.55	AC		1.00	1.00	1.00	25,000.00	25,000.00	88,750							

REVIEW DATE 06/09/2017 BY TWX Total Acres: 3.55 Total Land Value: 88,750 Market: 0 Agricultural: 0 Common: 88,750 PRINTED 08/02/2023 BY SYS