PT OF NW/14 OF SW1/4
PT OR 578/747 & PT 1533/1978
EX R/W OR 583/295

CLARK DIANE FOURAKER HOWELL
6823 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2023

05-2S-23-0000-0003-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

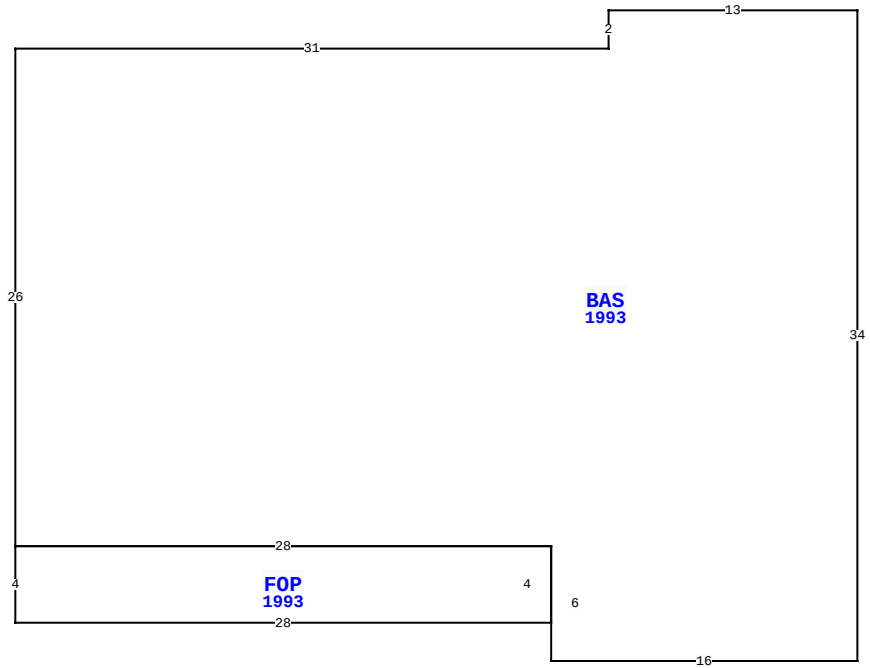
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,266	100	1,266	109,772
FOP	112	30	34	2,948
TOTALS	1,378		1,300	112,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,300	113.3600	102.31	133,003	1990	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 100% - 0 Heated Area: 1266 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

6823 HORSESHOE CIR, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		112,720
TOTAL MARKET OB/XF VALUE		6,608
TOTAL LAND VALUE - MARKET		32,860
TOTAL MARKET VALUE		149,359
SOH/AGL Deduction		69,860
ASSESSED VALUE		79,499
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		29,499
TOTAL JUST VALUE		152,188
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6060	NEW CONSTR	45,530	10/16/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/1978	11/05/2007	QC	U	I	01	100
GRANTOR: HORTON JULIE ANN ETAL						
GRANTEE: HOWELL DIANE FOURAK						
1533/1975	11/05/2007	QC	U	I	01	100
GRANTOR: HORTON JULIE ANN ETAL						
GRANTEE: CLARK SARAH D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 S2 W31 S26 FOP=[YR=1993] S4 E28 N4 W28 $
E28 S6 E16 N34 $.

EXTRA FEATURES

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
2	0940	SHEDS/PORT	0	100	122	8	976.00	SF	21.30	21.30	100	1995	1995	3	20	4,158	

LAND DESCRIPTION

TOTAL OB/XF 6,608

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005700	A	TIMBER 4 SI	0			0.00	0.00	0.11	AC		1.00	1.00	1.00	280.00	280.00	31							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	0.11	AC		1.00	1.00	1.00	26,000.00	26,000.00	2,860							

REVIEW DATE 03/09/2020 BY TWA Total Acres: 1.11 Total Land Value: 30,031 Market: 2,860 Agricultural: 31 Common: 30,000 PRINTED 08/02/2023 BY SYS