PT OF NW1/4 R622228
IN OR 714 PG 429
FINAL JUDGEMENT CASE #93-963

BARBER MAXIE C
6984 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2023

05-2S-23-0000-0003-0160

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

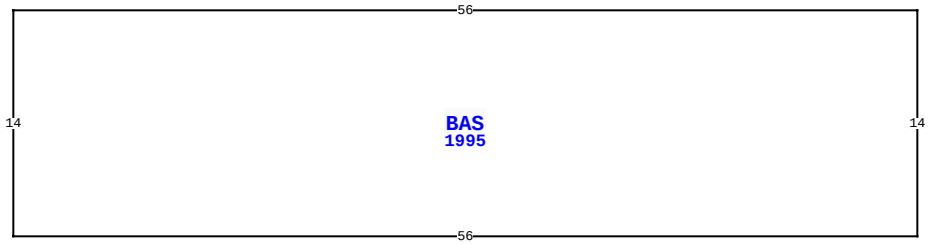
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	16,076
TOTALS	784		784	16,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	105.1600	68.35	53,586	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 784 HX Base Yr



NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	16,076
TOTAL MARKET OB/XF VALUE	12,401
TOTAL LAND VALUE - MARKET	82,500
TOTAL MARKET VALUE	110,977
SOH/AGL Deduction	40,535
ASSESSED VALUE	70,442
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,442
TOTAL JUST VALUE	110,977
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95995	MH MOVE-ON	0	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0714/0429	9/16/1994	QC	U	I	10	100

GRANTOR: BARBER BRENDA
GRANTEE: BARBER MAXIE C

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

6984 HORSESHOE CIR, BRYCEVILLE

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	0510	GARAGE WD-	0	0	50	28	1,400.00	SF	24.85	24.85	100	1960	1960	3	20	6,958	
3	0940	SHEDS/PORT	0	0	8	12	96.00	SF	21.30	21.30	100	1995	1995	3	20	409	
4	0754	FOP	0	0	26	12	312.00	SF	15.00	15.00	100	1997	1997	3	20	936	
5	0810	CONCRETE A	0	0	34	4	136.00	SF	6.50	6.50	100	1997	1997	3	75	663	
6	1242	WD DECK A	0	0	20	11	220.00	SF	10.00	10.00	100	1997	1997	3	20	440	
7	0350	CARPORT WD	0	0	36	32	1,152.00	SF	13.00	13.00	100	1997	1997	3	20	2,995	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W56 S14 E56 N14$.

LAND DESCRIPTION

TOTAL OB/XF 12,401

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	0	0006		0.00	0.00	3.30	AC		1.00	1.00	1.00	25,000.00	25,000.00	82,500							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 3.30 Total Land Value: 82,500 Market: 0 Agricultural: 0 Common: 82,500 PRINTED 08/02/2023 BY SYS