IN OR 1579/1798
EX R/W OR 585/350
1990 FLEE DW/MH

REED SHERRY D/WILSON HAROLD V
6357 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2023

05-2S-23-0000-0005-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

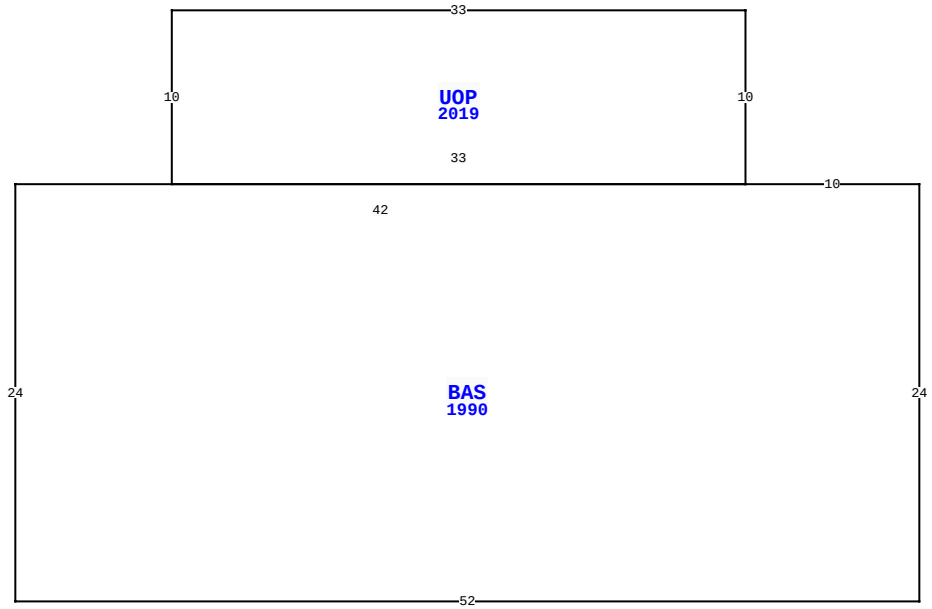
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	38,478
UOP	330	25	82	2,528
TOTALS	1,578		1,330	41,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,330	135.5200	88.09	117,160	1990	1995	0	0	0	65.00	35.00

2 M/H 93- – 100% - 2009 Heated Area: 1248 HX Base Yr 2009



BLD DATE	02/03/2009 RKDJ	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

6357 HORSESHOE CIR, BRYCEVILLE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		41,006
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		28,800
TOTAL MARKET VALUE		69,806
SOH/AGL Deduction		41,577
ASSESSED VALUE		28,229
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		3,229
TOTAL JUST VALUE		69,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		64,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5117	CO ISSUED	0	10/01/2008
MH5117	MH MOVE-ON	0	08/01/2008
M14076	MECH OTHER	0	08/01/2008
P13413	OTHER	0	08/01/2008
MH992923	MH MOVE-ON	0	11/01/1999
E995513	CHNGE SRVC	0	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/1798	8/04/2008	WD	Q	V		25,000
GRANTOR: JACKSON AUDREY						
GRANTEE: WILSON HAROLD V & M						
1569/0855	6/03/2008	QC	U	I	01	100
GRANTOR: JACKSON AUDREY ETAL						
GRANTEE: JACKSON AUDREY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1990] W10 UOP=[YR=2019] N10 W33 S10 E33$ W42 S24 E52 N24 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	0.96	AC		1.00	1.00	1.00	30,000.00	30,000.00	28,800							

REVIEW DATE 08/20/2019 BY TWA Total Acres: 0.96 Total Land Value: 28,800 Market: 0 Agricultural: 0 Common: 28,800 PRINTED 08/02/2023 BY SYS