ALL OF LOTS 2 1 & 3
1997 MERI DW/MH
IN OR 1842/1671 & OR 1303/1908

NEASE STEVEN B & MARSHA L
7612 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2023

05-2S-23-1500-0002-0010

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 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
Quality	05	Quality Level 05

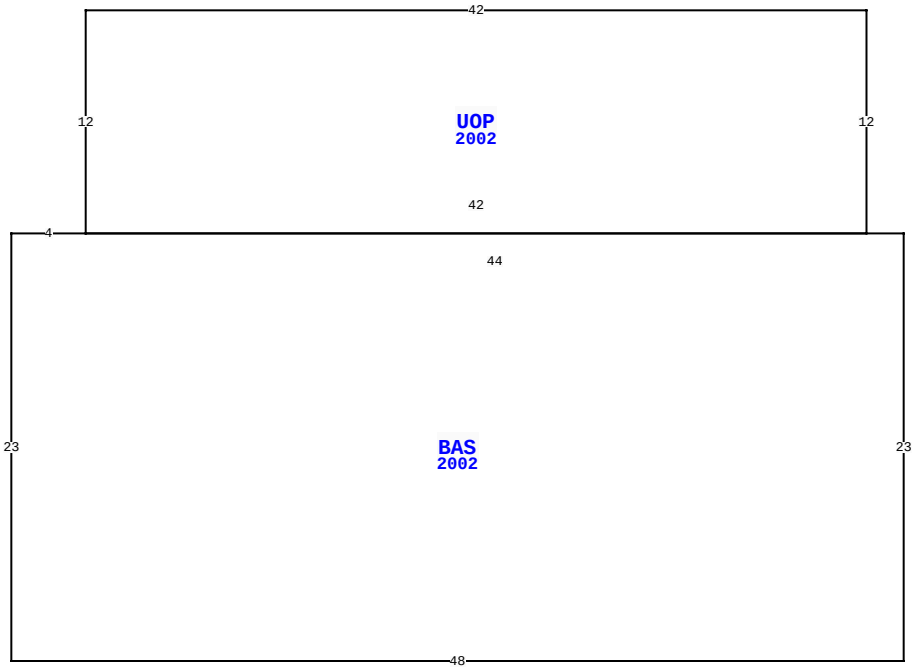
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1,104	45,802
UOP	504	25	126	5,227
TOTALS	1,608		1,230	51,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,230	141.1200	98.78	121,499	1997	1997	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 0 Heated Area: 1104 HX Base Yr



7612 HORSESHOE CIR, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		51,030
TOTAL MARKET OB/XF VALUE		5,516
TOTAL LAND VALUE - MARKET		98,250
TOTAL MARKET VALUE		154,796
SOH/AGL Deduction		92,551
ASSESSED VALUE		62,245
TOTAL EXEMPTION VALUE	HX HB DX	42,245
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		154,796
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1842/1671	3/01/2013	QC	U	I	11	100
GRANTOR: BOYLES-NEASE MARSHA L						
GRANTEE: NEASE STEVEN B & MA						
1119/1819	3/10/2003	QC	U	I	01	100
GRANTOR: BOYLES MARSHA L						
GRANTEE: BOYLES-NEASE MARSHA						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2002] W42 S12 BAS=[YR=2002] W4 S23 E48 N23 W44 $ E42 N12 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
2	0510	GARAGE WD-	0	100	19	18	342.00	SF	19.60	19.60	100	2004	2004	3	40	2,681	

LAND DESCRIPTION

TOTAL OB/XF 5,516

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	3.93	AC		1.00	1.00	1.00	25,000.00	25,000.00	98,250							

REVIEW DATE 05/09/2017 BY TWX Total Acres: 3.93 Total Land Value: 98,250 Market: 0 Agricultural: 0 Common: 98,250 PRINTED 08/02/2023 BY SYS