LOT 11 IN OR 2175/1827 &
PT OF LOTS 9 & 10
IN OR 2331/1887

SWIGART JEREMY
7507 HORSESHOE CIRCLE NORTH
BRYCEVILLE, FL 32009

2023

05-2S-23-1500-0011-0000

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 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

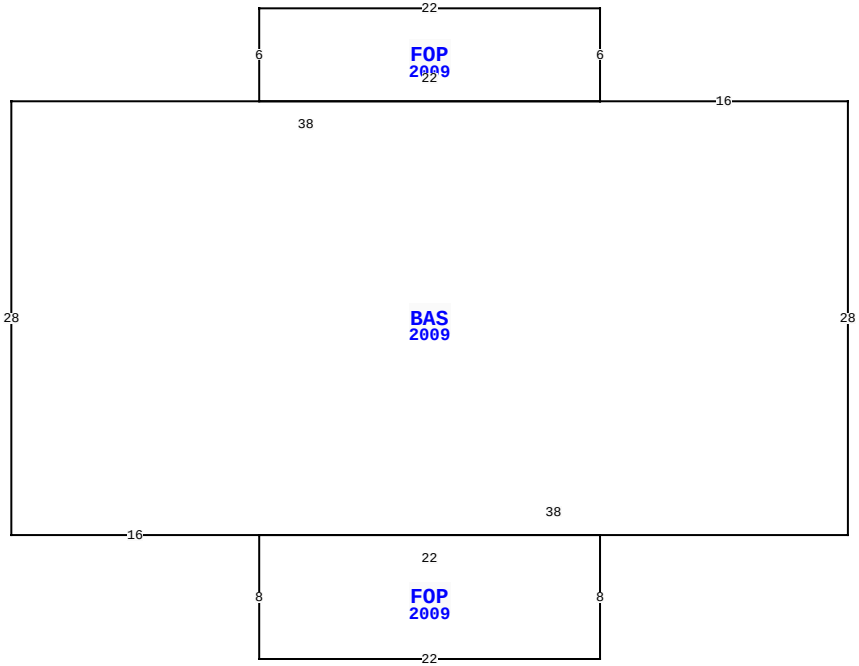
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	139,996
FOP	132	30	40	3,704
FOP	176	30	53	4,908
TOTALS	1,820		1,605	148,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,605	109.1400	98.50	158,092	2009	2009	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1512 HX Base Yr 2018



7507 HORSESHOE CIR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		148,606
TOTAL MARKET OB/XF VALUE		11,880
TOTAL LAND VALUE - MARKET		59,100
TOTAL MARKET VALUE		219,586
SOH/AGL Deduction		104,640
ASSESSED VALUE		114,946
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		64,946
TOTAL JUST VALUE		219,586
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21986	CO ISSUED	0	05/06/2009
M14327	MECH OTHER	0	01/01/2009
P13626	OTHER	0	01/01/2009
E21364	NEW CONSTR	2,000	11/01/2008
P13541	NEW CONSTR	0	11/01/2008
R11590	REPAIR/RRF	3,000	10/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2331/1887	1/13/2020	WD	U	V	37	9,600
GRANTOR: KNOUSE EDWIN M & DEBO						
GRANTEE: SWIGART JEREMY						
2175/1827	2/06/2018	SW	U	I	11	100
GRANTOR: CARRINGTON MORTGAGE S						
GRANTEE: SWIGART JEREMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W16 FOP=[YR=2009] N6 W22 S6 E22$ W38 S28 E16
FOP=[YR=2009] S8 E22 N8 W22$ E38 N28$.

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	0681	POLE SHED	0	100	75	24	1,800.00	SF	15.00	15.00	100	2005	2005	3	44	11,880	

LAND DESCRIPTION

TOTAL OB/XF 11,880

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	0.99	AC		1.00	1.00	1.00	30,000.00	30,000.00	29,700							
2	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	0.98	AC		1.00	1.00	1.00	30,000.00	30,000.00	29,400							

REVIEW DATE 02/08/2017 BY TWSB Total Acres: 1.97 Total Land Value: 59,100 Market: 0 Agricultural: 0 Common: 59,100 PRINTED 08/02/2023 BY SYS