LOT 12
IN OR 958/1919
R672235

KNOUSE EDWIN M EST/KNOUSE DEBORAH KAY
7501 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2023

05-2S-23-1500-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

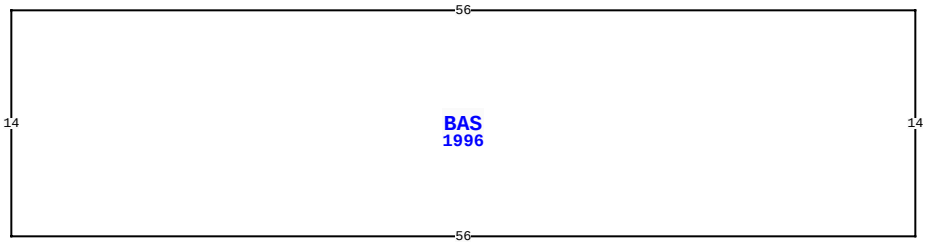
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	15,594
TOTALS	784		784	15,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	102.0000	66.30	51,979	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2016 Heated Area: 784 HX Base Yr 2016



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		15,594
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		34,200
TOTAL MARKET VALUE		49,794
SOH/AGL Deduction		29,067
ASSESSED VALUE		20,727
TOTAL EXEMPTION VALUE	HX HB	20,727
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		49,794
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		43,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH951110	MH MOVE-ON	0	01/01/1996
MH951110	MH MOVE-ON	0	12/01/1995
8487	MH MOVE-ON	500	03/26/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0958/1919	11/17/2000	WD	U	I	07	100
GRANTOR: CANADY MARVIN O						
GRANTEE: KNOUSE EDWIN & DEBO						
0879/1767	4/22/1999	WD	U	V	10	100
GRANTOR: CANADY MARVIN O						
GRANTEE: KNOUSE EDWIN & DEBO						

7501 HORSESHOE CIR, BRYCEVILLE

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

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W56 S14 E56 N14 $.

LAND DESCRIPTION

TOTAL OB/XF 0

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	100	0006	OR	0.00	0.00	1.14	AC		1.00	1.00	1.00	30,000.00	30,000.00	34,200							

REVIEW DATE 05/09/2017 BY TWX Total Acres: 1.14 Total Land Value: 34,200 Market: 0 Agricultural: 0 Common: 34,200 PRINTED 08/02/2023 BY SYS