PT OR 762 PG 273
EX R/W OR 583/45

ROWE PATRICIA LYNN
6478 HORSESHOE CR
BRYCEVILLE, FL 32009

2023

06-2S-23-0000-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

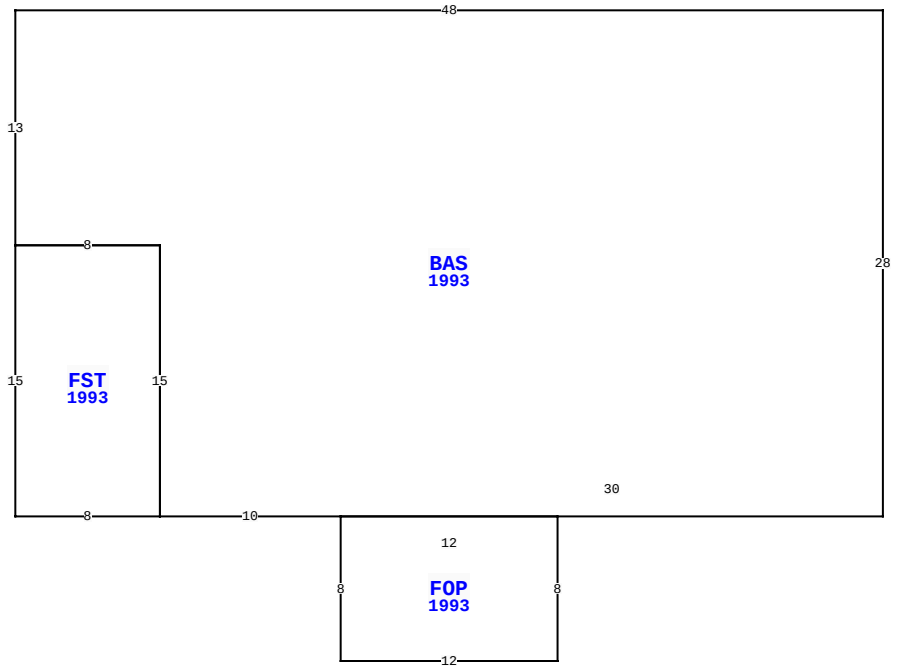
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100	1,224	87,155
FOP	96	30	29	2,065
FST	120	55	66	4,699
TOTALS	1,440		1,319	93,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,319	111.2800	100.43	132,467	1980	1980	0	0	0	29.10	70.90

1 SINGLE FAM – 100% - 0 Heated Area: 1224 HX Base Yr



6478 HORSESHOE CIR, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		93,919
TOTAL MARKET OB/XF VALUE		5,424
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		129,343
SOH/AGL Deduction		59,724
ASSESSED VALUE		69,619
TOTAL EXEMPTION VALUE	HX HB	44,619
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		129,343
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0762/0273	6/05/1996	WD	U	I	06	5,250
GRANTOR: ROWE CLARENCE W						
GRANTEE: ROWE PATRICIA LYNN						
0289/0213	4/01/1979	WD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S13 FST=[YR=1993] S15 E8 N15W8$ E8 S15 E10
FOP=[YR=1993] S8 E12 N8W12$ E30 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	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	1994	1994	3	20	288	
2	0510	GARAGE WD-	0	100	16	24	384.00	SF	35.00	35.00	100	1985	1985	3	20	2,688	
3	0681	POLE SHED	0	100	24	10	240.00	SF	15.00	15.00	100	2011	2011	3	68	2,448	

LAND DESCRIPTION

TOTAL OB/XF 5,424

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	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS