IN OR 154 PG 190
EX R/W OR 583/35

BRADDOCK DWIGHT & JOAN D
6156 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2023

07-2S-23-0000-0001-0020

BUILDING CHARACTERISTICS

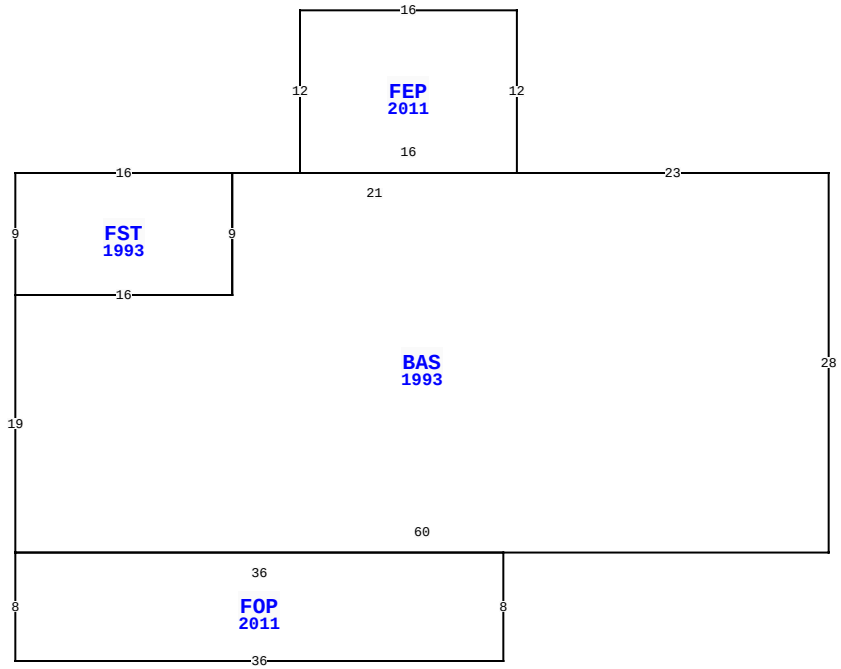
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100	1,536	119,723
FEP	192	80	154	12,003
FOP	288	30	86	6,703
FST	144	55	79	6,157
TOTALS	2,160		1,855	144,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,855	122.5000	110.56	205,089	1973	1983	0	0	0	29.50	70.50

1 SINGLE FAM – 100% - 0 Heated Area: 1536 HX Base Yr



6156 HORSESHOE CIR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		144,588
TOTAL MARKET OB/XF VALUE		12,415
TOTAL LAND VALUE - MARKET		159,580
TOTAL MARKET VALUE		189,564
SOH/AGL Deduction		89,285
ASSESSED VALUE		100,279
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		50,279
TOTAL JUST VALUE		316,583
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 FEP=[YR=2011] N12 W16 S12 E16$ W21 FST=[YR=1993] W16 S9 E16 N9$ S9 W16 S19 FOP=[YR=2011] S8 E36 N8 W36$ E60 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	0510	GARAGE WD-	0	100	24	30	720.00	SF	35.00	35.00	100	1978	1978	3	20	5,040	
4	0681	POLE SHED	0	100	0	0	650.00	SF	15.00	15.00	100	1979	1979	3	20	1,950	
5	0810	CONCRETE A	0	100	31	12	372.00	SF	6.50	6.50	100	1999	1999	3	79	1,910	
6	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1999	1999	3	28	1,400	
7	0350	CARPORT WD	0	100	20	20	400.00	SF	13.00	13.00	100	1989	1989	3	20	1,040	
8	0681	POLE SHED	0	100	32	16	512.00	SF	7.50	7.50	100	1999	1999	3	28	1,075	

LAND DESCRIPTION

TOTAL OB/XF 12,415

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	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0			0.00	0.00	5.82	AC		1.00	1.00	1.00	440.00	440.00	2,561							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	6.82	AC		1.00	1.00	1.00	19,000.00	19,000.00	129,580							

REVIEW DATE 03/09/2020 BY TWA Total Acres: 6.82 Total Land Value: 32,561 Market: 129,580 Agricultural: 2,561 Common: 30,000 PRINTED 08/02/2023 BY SYS