PT OF NE1/4 OF NE1/4
IN OR 1517/1699
2002 MERT DW/MH

TRAVIS BRUCE A & SUSAN S
6192 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2023

07-2S-23-0000-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

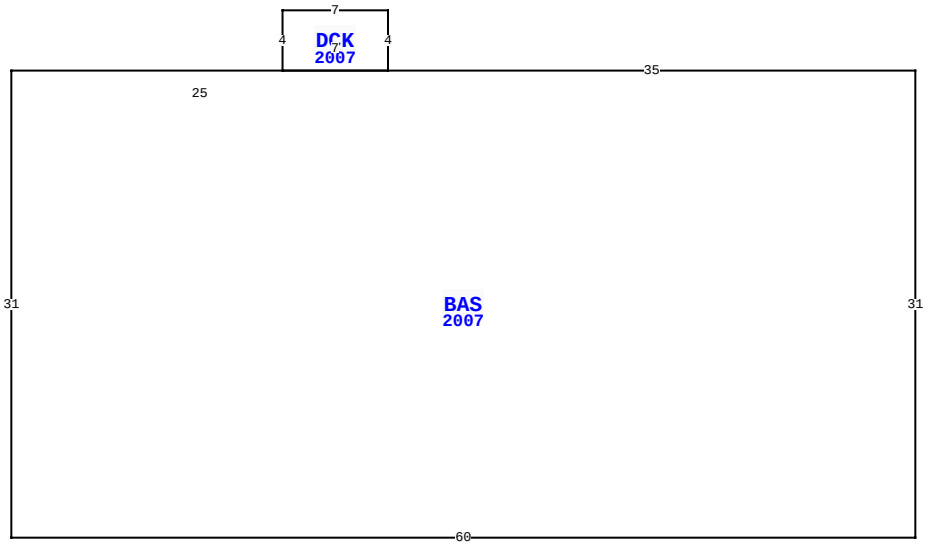
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	1,860	100	1,860	109,047
DCK	28	15	4	234
TOTALS	1,888		1,864	109,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,864	135.0800	94.56	176,260	2002	2007	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2008 Heated Area: 1860 HX Base Yr 2008



6192 HORSESHOE CIR, BRYCEVILLE

BLD DATE	03/26/2008	JH	LGL DATE	
XF DATE	03/26/2008	JH	LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		109,281
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		187,326
SOH/AGL Deduction		105,337
ASSESSED VALUE		81,989
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		31,989
TOTAL JUST VALUE		187,326
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/1699	8/07/2007	WD	U	I	01	100

GRANTOR: TRAVIS RICHARD A & EL

GRANTEE: TRAVIS BRUCE A & SU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W35 DCK=[YR=2007] N4 W7 S4 E7$ W25 S31 E60 N31$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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	2.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	75,000							

REVIEW DATE 08/20/2019 BY TWA Total Acres: 2.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS