

IN SE1/4 OF NE1/4
IN OR 76/343 & OR 269/76
EX PARS 3-6 & 3-7

HARVEY FLOYD & HILDA F
6010 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2023

07-2S-23-0000-0003-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	1 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	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	

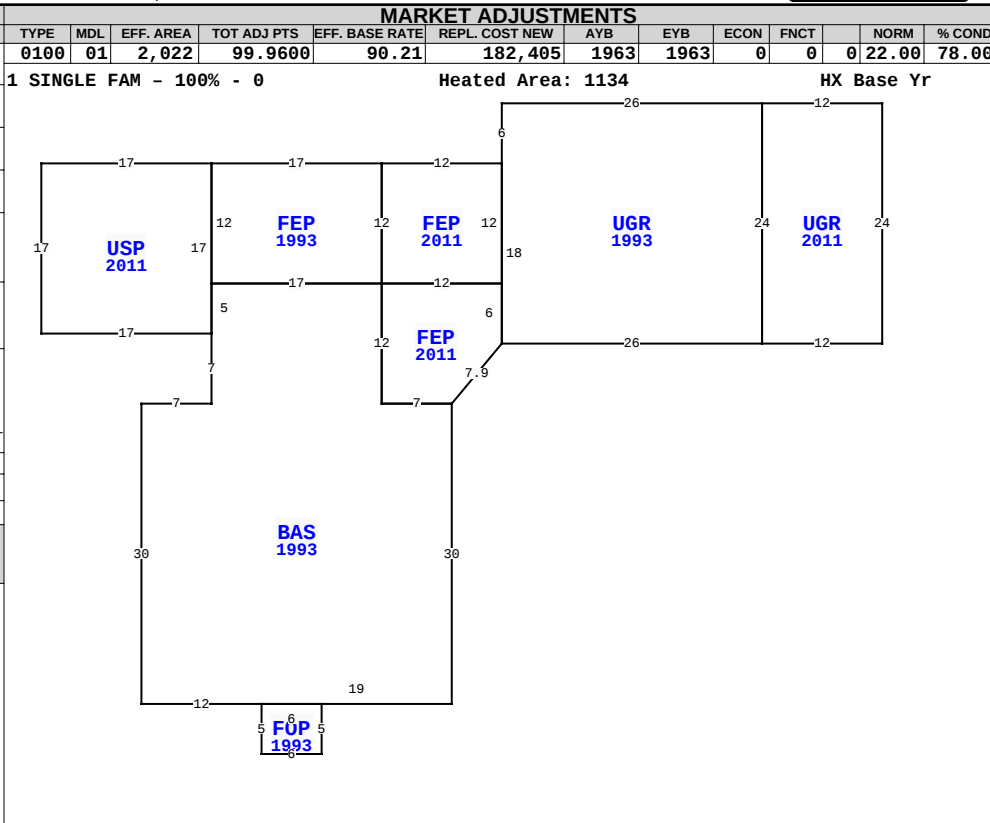
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,134	100	1,134	79,792
FEP	204	80	163	11,469
FEP	129	80	103	7,248
FEP	144	80	115	8,092
FOP	30	30	9	633
UGR	624	45	281	19,772
UGR	288	45	130	9,147
USP	289	30	87	6,121

TOTALS	2,842		2,022	142,276
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0681	POLE SHED	0 100	22	7	108.00	SF	15.00	15.00
4	0510	GARAGE WD-	0 100	22	13	286.00	SF	7.00	7.00
5	0680	POLE SHED	0 100	14	44	616.00	SF	7.50	7.50
6	0681	POLE SHED	0 100	16	42	672.00	SF	11.25	11.25
7	0810	CONCRETE A	0 100	0	0	148.00	SF	4.62	4.62
9	0812	CONCRETE C	0 100	0	0	1,657.00	SF	4.00	4.00
10	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	5.38

REVIEW DATE 01/14/2021 BY WWA



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023
INC DATE		AG DATE	MLU

L N	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
3	0681	POLE SHED	0 100	22	7	108.00	SF	15.00	15.00	100	1948	1948	3	20	324	
4	0510	GARAGE WD-	0 100	22	13	286.00	SF	7.00	7.00	100	1948	1948	3	20	400	
5	0680	POLE SHED	0 100	14	44	616.00	SF	7.50	7.50	100	1948	1948	3	20	924	
6	0681	POLE SHED	0 100	16	42	672.00	SF	11.25	11.25	100	1948	1948	3	20	1,512	
7	0810	CONCRETE A	0 100	0	0	148.00	SF	4.62	4.62	100	1987	1987	3	54.5	372	
9	0812	CONCRETE C	0 100	0	0	1,657.00	SF	4.00	4.00	100	1996	1996	3	73	4,838	
10	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	29	1,450	

TOTAL OB/XF										9,820						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	5.38	AC		1.00	1.00	1.00	19,000.00	19,000.00

Total Acres: 5.38 Total Land Value: 102,220 Market: 0 Agricultural: 0 Common: 102,220

NASSAU COUNTY PROPERTY										PAGE 1 of 1						
VALUATION SUMMARY										STANDARD						
VALUATION BY										Tax Group: 6						
BUILDING MARKET VALUE										Tax Dist:						
TOTAL MARKET OB/XF VALUE										142,276						
TOTAL LAND VALUE - MARKET										102,220						
TOTAL MARKET VALUE										254,316						
SOH/AGL Deduction										149,269						
ASSESSED VALUE										105,047						
TOTAL EXEMPTION VALUE										HX HB 50,000						
BASE TAXABLE VALUE										55,047						
TOTAL JUST VALUE										254,316						
NCON VALUE										0						
INCOME VALUE																
PREVIOUS YEAR MKT VALUE										215,967						

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3568	H/AC	2,100	10/23/1990
7020	CHNGE SRVC	0	10/18/1990
4082	N/A	13,056	05/11/1987

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0076/0343	1/01/1967	TA U I				6,500			

GRANTOR:									
GRANTEE:									

BUILDING DIMENSIONS									
UGR=[YR=2011] W12 UGR=[YR=1993] W26 S6 FEP=[YR=2011] W12 FEP=[YR=1993] W17 USP=[YR=2011] W17 S17 E17 BAS=[YR=1993] S7 W7 S30 E12 FOP=[YR=1993] S5 E6 N5 W6 \$ E19 N30 FEP=[YR=2011] U6 R5 N6 W12 S12 E7\$ W7 N12 W17 S5\$ N17 \$ S12 E17 N12\$ S12 E12 N12\$ S18 E26 N24\$ S24 E12 N24\$.									

BUILDING NOTES									

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