

LOT 2 &
IN OR 2166/1218
FRAC OF NE1/4 OF NE1/4 SEC 7

PRICE GARY W & LESLIE M
6333 HORSESHOE CIR
BRYCEVILLE, FL 32009

2023

08-2S-23-0000-0002-0020



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																																																																																																																																																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																																																																																																																																																																								
Exterior Wall	31	HARDIE BRD 100	0900	01	2,234	118.5800	140.81	314,570	2021	2021	0	0	0.00	100.00	VALUATION BY STANDARD																																																																																																																																																																								
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2022													Heated Area: 1802																																																																																																																																																																							
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022																																																																																																																																																																							
Interior Wall	05	DRYWALL 100															VALUATION SUMMARY																																																																																																																																																																						
Interior Floop	13	LVT/LAMMT 100															Tax Group: 6												Tax Dist:																																																																																																																																																										
Air Condition	03	CENTRAL 100															BUILDING MARKET VALUE												314,570																																																																																																																																																										
Heating Type	04	AIR DUCTED 100															TOTAL MARKET OB/XF VALUE												49,392																																																																																																																																																										
Bedrooms	3	100															TOTAL LAND VALUE - MARKET												334,040																																																																																																																																																										
Bathrooms	2	100															TOTAL MARKET VALUE												698,002																																																																																																																																																										
Frame	02	WOOD FRAME 100															SOH/AGL Deduction												297,480																																																																																																																																																										
Stories	0	100															ASSESSED VALUE												400,522																																																																																																																																																										
Units	0	100															TOTAL EXEMPTION VALUE												HX HB 50,000																																																																																																																																																										
Occupancy	00	NONE 100															BASE TAXABLE VALUE												350,522																																																																																																																																																										
Quality			05	Quality Level 05													TOTAL JUST VALUE												698,002																																																																																																																																																										
DOR CODE			9900 NO AG ACREAGE													NCON VALUE												0																																																																																																																																																											
MAP NUM																INCOME VALUE																																																																																																																																																																							
NEIGHBORHOOD/LOC			9001.00													PREVIOUS YEAR MKT VALUE												440,928																																																																																																																																																											
AREA TYPE			TOTAL GROSS AREA													PERMIT NUM												DESCRIPTION												AMT												ISSUED																																																																																																																																			
PCT OF BASE			TOT ADJ AREA													21007322												CARPORT												86,150												06/07/2021																																																																																																																																			
SUBAREA MARKET VALUE			BAS													21015131												CO ISSUED												0												01/02/2021																																																																																																																																			
			FGR													20010923												NEW CONSTR												250,441												11/09/2020																																																																																																																																			
			FOP																																																																																																																																																																																				
			FOP																																																																																																																																																																																				
TOTALS			2,824													2,234													314,570																																																																																																																																																										
EXTRA FEATURES			6333 HORSESHOE CIR, BRYCEVILLE													BLD DATE												LGL DATE												05/19/2023												MLU																																																																																																																																			
L N			OB/XF CODE													XF DATE												LAND DATE																																																																																																																																																											
DESCRIPTION			BLD CAP													INC DATE												AG DATE																																																																																																																																																											
L			W																																																																																																																																																																																				
W			UNITS													Adj R												ADJ UNIT PRICE												ORIG COND												YEAR ON												YEAR ACTUAL												Q												% COND												OB/XF MKT VALUE												NOTES																																																																							
1 0681			POLE SHED													0 100												84 40												3,360.00												SF												15.00												100												2021												2021												3												98												49,392																																															