PT OF E1/2 OF NE1/4
IN OR 1926/225
2002 DW/MH HMMT

WERTS JOSHUA & KRISTIN
6033 HORSESHOE CIR
BRYCEVILLE, FL 32009

2023

08-2S-23-0000-0002-0040

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	05	Quality Level 05

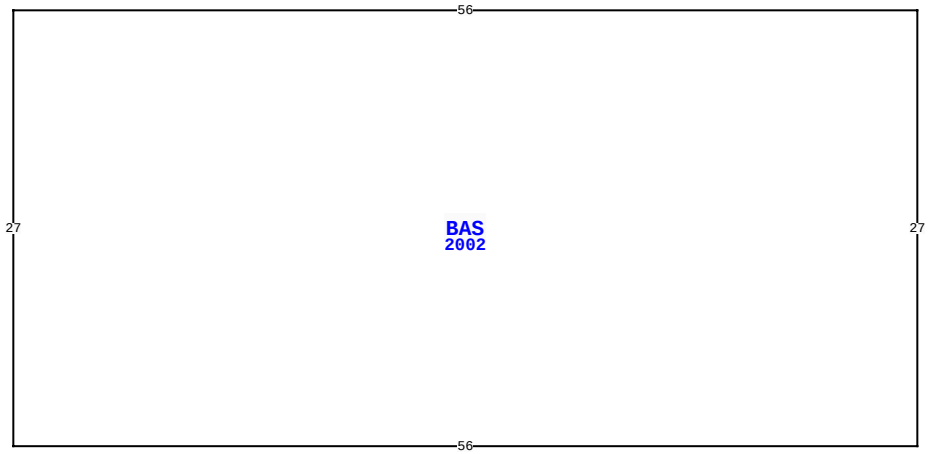
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	96,697
TOTALS	1,512		1,512	96,697

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	147.3600	103.15	155,963	2002	2007	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2015 Heated Area: 1512 HX Base Yr 2015



6033 HORSESHOE CIR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		96,697
TOTAL MARKET OB/XF VALUE		2,645
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		159,342
SOH/AGL Deduction		92,384
ASSESSED VALUE		66,958
TOTAL EXEMPTION VALUE	HX HB	41,958
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		159,342
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E029614	MH MOVE-ON	0	05/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1926/0225	6/25/2014	WD	Q	I	01	78,000
GRANTOR: BRADDOCK RANDALL B &						
GRANTEE: WERTS JOSHUA & KRIS						
1039/0969	2/25/2002	WD	U	V	01	100
GRANTOR: BRADDOCK DWIGHT & JOA						
GRANTEE: BRADDOCK RANDALL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W56 S27 E56 N27$.

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	0752	USP	0	100	11	10	110.00	SF	15.00	15.00	100	2004	2004	3	40	660	
2	0752	USP	0	100	17	10	170.00	SF	15.00	15.00	100	2004	2004	3	40	1,020	
4	0940	SHEDS/PORT	0	100	30	8	240.00	SF	20.10	20.10	100	1990	1990	3	20	965	

LAND DESCRIPTION

TOTAL OB/XF 2,645

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	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 08/20/2019 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS