PT NE1/4 OF SEC 7-2S-23E &
PT NW1/4 OF SEC 8-2S-23E
IN OR 2612/48

OWENS HOLLIE M & JOSEPH R JR
6155 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2023

08-2S-23-0000-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	0	0 100
Units		0 100
Quality	03	Quality Level 03

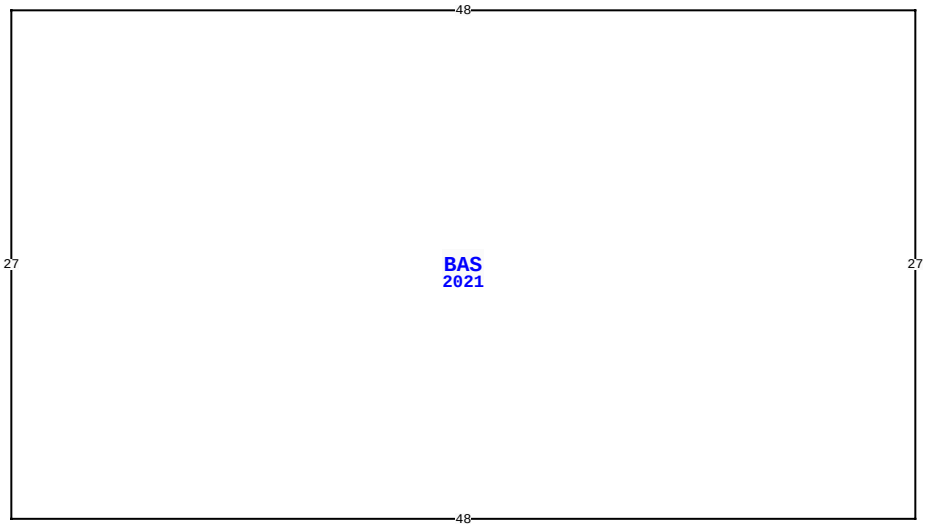
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	65,696
TOTALS	1,296		1,296	65,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	116.8000	81.76	105,961	2007	2007	0	0	0	38.00	62.00

1 M/H 94+ – 0% - 0 Heated Area: 1296 HX Base Yr



6155 HORSESHOE CIR, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	65,696
TOTAL MARKET OB/XF VALUE	3,220
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	128,916
SOH/AGL Deduction	9,762
ASSESSED VALUE	119,154
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,154
TOTAL JUST VALUE	128,916
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001151	CO ISSUED	0	02/02/2021
20010846	MH MOVE-ON	0	11/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2612/0048	1/03/2023	WD	Q	I	01	125,000
GRANTOR: HIGGINBOTHAM ANDREW &						
GRANTEE: OWNES HOLLIE M & JO						
2303/1160	8/30/2019	WD	U	V	37	10,000
GRANTOR: BRADDOCK DWIGHT C & J						
GRANTEE: HIGGINBOTHAM ANDREW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W48 S27 E48 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	

LAND DESCRIPTION

TOTAL OB/XF 3,220

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	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 03/05/2021 BY TW Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS