PT OF W1/2 OF NW1/4
(PT IN SEC 7)
IN OR 768 PG 1939

JOHNSON LORI A
6257 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2023

08-2S-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 80
Interior Wall	05	DRYWALL 20
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

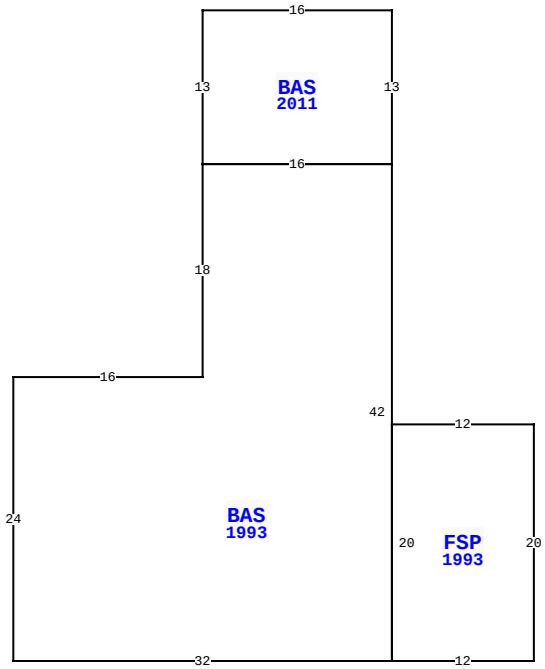
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	71,506
BAS	208	100	208	14,084
FSP	240	40	96	6,501
TOTALS	1,504		1,360	92,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,360	95.5760	86.26	117,314	1958	1965	0	0	0	21.50	78.50

1 SINGLE FAM – 100% - 1997 Heated Area: 1264 HX Base Yr 1997



6257 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		92,091
TOTAL MARKET OB/XF VALUE		10,348
TOTAL LAND VALUE - MARKET		24,150
TOTAL MARKET VALUE		126,589
SOH/AGL Deduction		65,352
ASSESSED VALUE		61,237
TOTAL EXEMPTION VALUE	HX HB	36,237
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		126,589
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0768/1939	8/21/1996	WD	Q	I		39,500
GRANTOR: MILLER FRED A						
GRANTEE: JOHNSON LORI A						
0768/1938	8/21/1996	QC	U	I	06	18,300
GRANTOR: MILLER BARBARA ANN						
GRANTEE: MILLER FRED A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W16 S13 BAS=[YR=1993] S18 W16 S24 E32
FSP=[YR=1993] E12 N20 W12 S20$ N42 W16$ E16 N13$.

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	0350	CARPORT WD	0	100	22	12	264.00	SF	8.58	8.58	100	2005	2005	3	27	612	
3	0350	CARPORT WD	0	100	22	12	264.00	SF	13.00	13.00	100	2005	2005	3	27	927	
4	0510	GARAGE WD-	0	100	26	22	572.00	SF	35.00	35.00	100	2005	2005	3	44	8,809	

LAND DESCRIPTION

TOTAL OB/XF 10,348

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	000100	C	SFR	100	0006	OR	200.00	100.00	0.46	AC		1.00	1.00	1.75	30,000.00	52,500.00	24,150							

REVIEW DATE 03/09/2020 BY TWA Total Acres: 0.46 Total Land Value: 24,150 Market: 0 Agricultural: 0 Common: 24,150 PRINTED 08/02/2023 BY SYS