PT OF SEC 37-2S-23
IN OR 1546/853

**SPARKMAN THOMAS J & BRENDA J**
8059 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

**2023**

**37-1S-23-0000-0006-0070**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

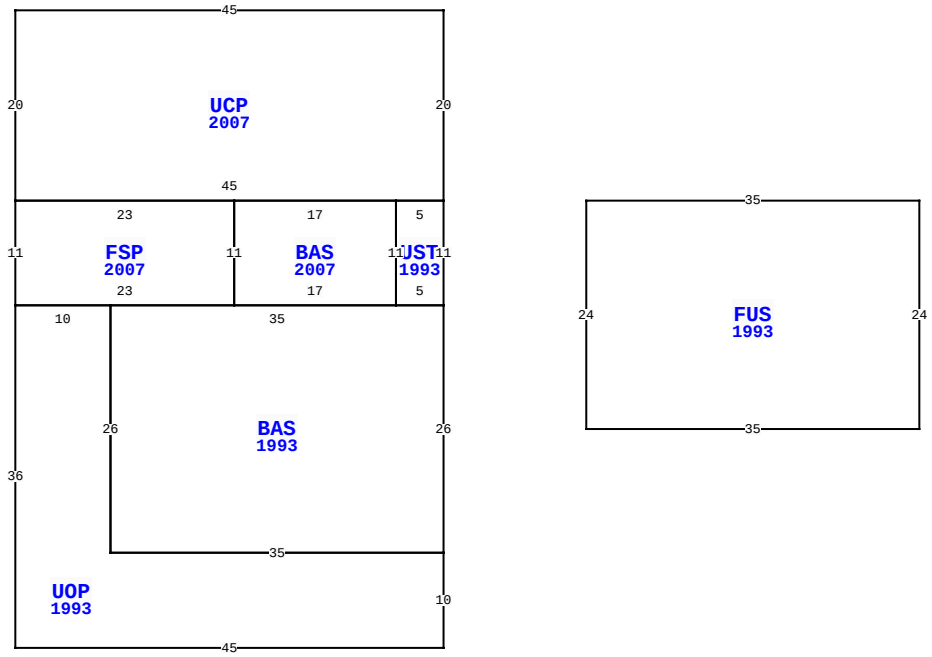
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 07 | GAMBREL 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| 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 | 910 | 100 | 910 | 84,674 |
| BAS | 187 | 100 | 187 | 17,400 |
| FSP | 253 | 40 | 101 | 9,398 |
| FUS | 840 | 100 | 840 | 78,160 |
| UCP | 900 | 20 | 180 | 16,749 |
| UOP | 710 | 20 | 142 | 13,213 |
| UST | 55 | 45 | 25 | 2,327 |
| TOTALS | 3,855 | | 2,385 | 221,920 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,385 | 118.8495 | 107.26 | 255,815 | 1983 | 1995 | 0 | 0 | 0 | 13.25 | 86.75 |

1 SINGLE FAM – 100% - 2009 Heated Area: 1937 HX Base Yr 2009




8059 HORSESHOE CIR, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | 12/12/2007 JH | 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 | | 221,920 |
| TOTAL MARKET OB/XF VALUE | | 42,997 |
| TOTAL LAND VALUE - MARKET | | 43,740 |
| TOTAL MARKET VALUE | | 308,657 |
| SOH/AGL Deduction | | 123,581 |
| ASSESSED VALUE | | 185,076 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 135,076 |
| TOTAL JUST VALUE | | 308,657 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 266,351 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1546/0853 | 1/16/2008 | WD | Q | I | | 240,000 |
| GRANTOR: RICHARDSON PHILLIP | | | | | | |
| GRANTEE: SPARKMAN THOMAS J & | | | | | | |
| 1341/0920 | 8/12/2005 | WD | U | I | 06 | 75,000 |
| GRANTOR: MIXSON JAMES M & PATR | | | | | | |
| GRANTEE: RICHARDSON PHILLIP | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UCP=[YR=2007] N20W45S20E45$UST=[YR=1993] W5BAS=[YR=2007] W17 FSP=[YR=2007] W23 S11 UOP=[YR=1993] S36 E45 N10 BAS=[YR=1993] N26 W35 S26 E35$ W35 N26 W10$ E23 N11$ S11E17N11$S11 E5 N11$ PTR=E15 FUS=[YR=1993] E35 S24 W35 N24$ W15$ .

## 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 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1983 | 1983 | 3 | 56 | 1,960 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,063.00 | SF | 4.00 | 4.00 | 100 | 1990 | 1990 | 3 | 62 | 5,116 | |
| 3 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,373.00 | SF | 4.00 | 4.00 | 100 | 1995 | 1995 | 3 | 72 | 6,834 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 8 | 96.00 | SF | 21.30 | 21.30 | 100 | 1995 | 1995 | 3 | 20 | 409 | |
| 5 | 0511 | GARAGE CB- | 0 | 100 | 36 | 24 | 864.00 | SF | 40.00 | 40.00 | 100 | 1995 | 1995 | 3 | 72 | 24,883 | |
| 6 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 820.00 | SF | 5.20 | 5.20 | 100 | 2007 | 2007 | 3 | 89 | 3,795 | |

## LAND DESCRIPTION

TOTAL OB/XF 42,997

| 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 | 0.00 | 0.00 | 1.62 | AC | | 1.00 | 1.00 | 0.90 | 30,000.00 | 27,000.00 | 43,740 | | | | | | | |

REVIEW DATE 06/04/2018 BY TWX Total Acres: 1.62 Total Land Value: 43,740 Market: 0 Agricultural: 0 Common: 43,740 PRINTED 08/02/2023 BY SYS