PT OF SE 1/4 OF NW 1/4
IN OR 840/1734
PARCELS 2-3 & 2-7

KEEN THERESSA L & JAMES
7233 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2024

05-2S-23-0000-0002-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

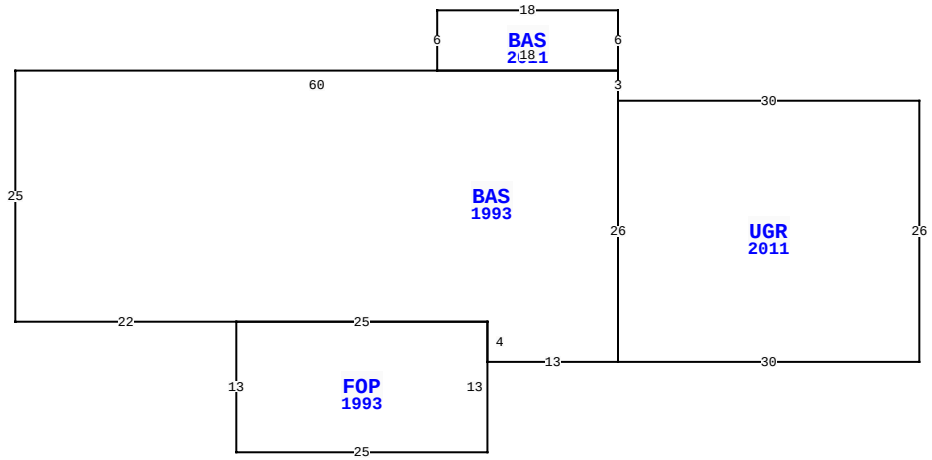
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,552	100	1,552	104,395
BAS	108	100	108	7,265
FOP	325	30	98	6,592
UGR	780	45	351	23,610
TOTALS	2,765		2,109	141,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,109	98.0000	93.10	196,348	1962	1970	0	0	0	27.75	72.25

1 SINGLE FAM – 100% - 0 Heated Area: 1660 HX Base Yr



7233 HORSESHOE CIR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 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		141,861
TOTAL MARKET OB/XF VALUE		984
TOTAL LAND VALUE - MARKET		121,790
TOTAL MARKET VALUE		264,635
SOH/AGL Deduction		174,850
ASSESSED VALUE		89,785
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		39,785
TOTAL JUST VALUE		264,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005136	REPAIR/RRF	15,000	04/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0840/1734	7/14/1998	WD	U	I	06	100
GRANTOR: KEEN THERESSA L F/K/A						
GRANTEE: KEEN THERESSA L & J						
0840/1729	7/14/1998	WD	U	I	06	80,000
GRANTOR: ASSOCIATES FINANCIAL						
GRANTEE: STEVENS THERESSA L						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2011] W30 BAS=[YR=1993] N3 BAS=[YR=2011] N6 W18 S6 E18$ W60 S25 E22 FOP=[YR=1993] S13 E25 N13 W25$ E25 S4 E13 N26$ S26 E30 N26$.

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	0681	POLE SHED	0	100	20	10	200.00	SF	15.00	15.00	100	2000	2000	3	28	840	
2	1242	WD DECK A	0	100	16	6	96.00	SF	7.50	7.50	100	2000	2000	3	20	144	

LAND DESCRIPTION

TOTAL OB/XF 984

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	6.41	AC		1.00	1.00	1.00	19,000.00	19,000.00	121,790							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 6.41 Total Land Value: 121,790 Market: 0 Agricultural: 0 Common: 121,790 PRINTED 08/06/2024 BY SYS