



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	10	TERRAZZO 100
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	1,122	100	1,122	81,389
TOTALS	1,122		1,122	81,389

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0681	POLE SHED	0 100	10	94	940.00	SF	15.00	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.10

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,122	106.4240	101.10	113,434	1967	1967	0	0	28.25	71.75	
1 SINGLE FAM - 100% - 2016 Heated Area: 1122 HX Base Yr 2016												
BAS 1993												
6795 HORSESHOE CIR, BRYCEVILLE												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/13/2023 MLU												

L N	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	10	94	940.00	SF	15.00	15.00	100	1980	1980	3	20	2,820	

TOTAL OB/XF										2,820						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.10	AC		1.00	1.00	1.00	30,000.00	30,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		81,389	
TOTAL MARKET OB/XF VALUE		2,820	
TOTAL LAND VALUE - MARKET		63,000	
TOTAL MARKET VALUE		147,209	
SOH/AGL Deduction		63,028	
ASSESSED VALUE		84,181	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		29,181	
TOTAL JUST VALUE		147,209	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		143,844	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0615/0879	12/31/1990	WD	Q	I	
GRANTOR: FUSSELL LISA B					SALE PRICE 56,000
GRANTEE: LEVASSEUR JON MARTI					
0615/0877	12/31/1990	QC	U	I	01
GRANTOR: FUSSELL KENNETH C					100
GRANTEE: FUSSELL LISA B					

BUILDING NOTES																

BUILDING DIMENSIONS																
BAS=[YR=1993] W8 N24 W40 S24 E30 S9 E18 N9\$.																