PT OF NW 1/4
IN OR 290 PG 468
EX R/W OR 578/1187

SMITH JAMES F & CONNIE B
7068 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2024

05-2S-23-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

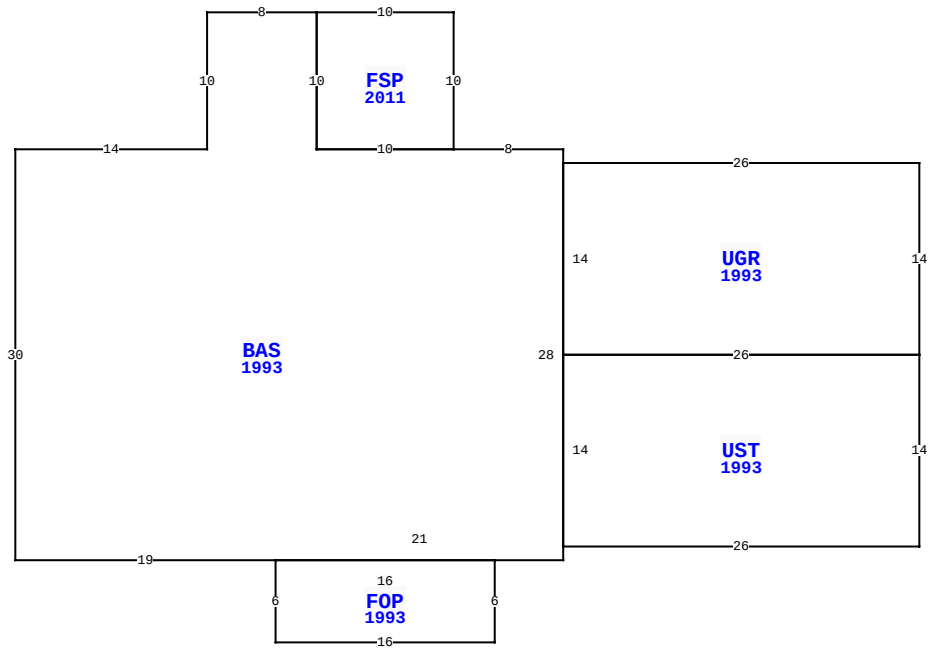
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	1,280	110,680
FOP	96	30	29	2,508
FSP	100	40	40	3,459
UGR	364	45	164	14,181
UST	364	45	164	14,181
TOTALS	2,204		1,677	145,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,677	111.0000	105.45	176,840	1982	1987	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 0 Heated Area: 1280 HX Base Yr



7068 HORSESHOE CIR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		145,009
TOTAL MARKET OB/XF VALUE		18,999
TOTAL LAND VALUE - MARKET		77,000
TOTAL MARKET VALUE		241,008
SOH/AGL Deduction		83,502
ASSESSED VALUE		157,506
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		107,506
TOTAL JUST VALUE		241,008
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009922	CO ISSUED	0	09/28/2018
18006699	MH MOVE-ON	0	06/28/2018
3009	N/A	11,950	10/01/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0290/0468	5/01/1979	WD	U	V		2,500
GRANTOR:						
GRANTEE:						
0115/0741	1/01/1971	TA	Q	V		2,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W26 BAS=[YR=1993] N1 W8 FSP=[YR=2011] N10 W10 S10 E10 $ W10 N10 W8 S10 W14 S30 E19 FOP=[YR=1993] S6 E16 N6 W16 $ E21 N1 UST=[YR=1993] E26 N14 W26 S14 $ N28 $ S14 E26 N14 $.

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	0940	SHEDS/PORT	0	100	12	19	228.00	SF	30.00	30.00	100	1984	1984	3	20	1,368	
2	0940	SHEDS/PORT	0	100	9	16	144.00	SF	30.00	30.00	100	1950	1950	3	20	864	
3	0811	CONCRETE B	0	100	0	0	574.00	SF	5.20	5.20	100	1988	1988	3	54.5	1,627	
4	0681	POLE SHED	0	100	16	21	336.00	SF	15.00	15.00	100	1950	1950	3	20	1,008	
5	0473	VF 3 RAIL	0	100	0	0	392.00	LF	7.50	7.50	100	2005	2005	3	66	1,940	
6	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2000	2000	3	20	192	
7	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
8	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 18,999

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	3.08	AC		1.00	1.00	1.00	25,000.00	25,000.00	77,000							

REVIEW DATE 03/13/2019 BY TWX Total Acres: 3.08 Total Land Value: 77,000 Market: 0 Agricultural: 0 Common: 77,000 PRINTED 08/06/2024 BY SYS