PT SEC 5-2S-23E
IN OR 351/685
(EX PT IN R/W OR 583/13)

COLLINS NADINE B L/E/
7047 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2024

05-2S-23-0000-0003-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	03	COLONIAL 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

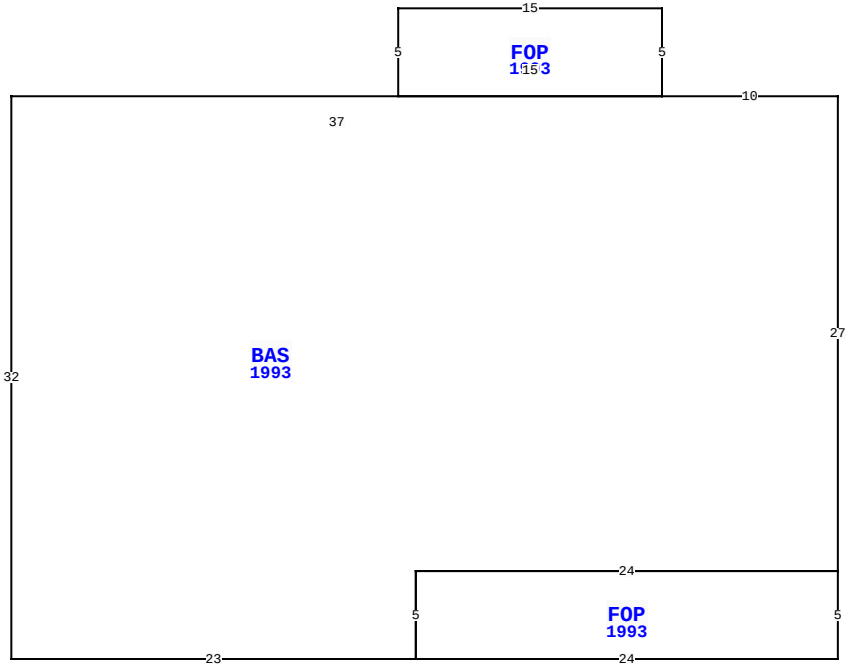
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,384	100	1,384	124,091
FOP	75	30	22	1,973
FOP	120	30	36	3,227
TOTALS	1,579		1,442	129,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,442	114.4000	108.68	156,717	1982	1982	0	0	0	17.50	82.50

1 SINGLE FAM – 100% - 0 Heated Area: 1384 HX Base Yr



7047 HORSESHOE CIR, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		129,292
TOTAL MARKET OB/XF VALUE		4,118
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		205,410
SOH/AGL Deduction		113,970
ASSESSED VALUE		91,440
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		41,440
TOTAL JUST VALUE		205,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/0868	6/21/2022	LE	U	I	11	100
GRANTOR: COLLINS NADINE B						
GRANTEE: COLLINS KRISTY LEE						
0155/0425	1/01/1973	WD	Q	V		3,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 FOP=[YR=1993] N5 W15 S5 E15$ W37 S32 E23
FOP=[YR=1993] E24 N5 W24 S5$ N5 E24 N27$.

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	0200	BARN WD 0-	0	100	20	24	480.00	SF	20.00	20.00	100	1982	1982	3	20	1,920	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	51.5	1,803	
3	0810	CONCRETE A	1	100	0	0	160.00	SF	6.50	6.50	100	2024	1982		38	395	

LAND DESCRIPTION

TOTAL OB/XF 4,118

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	2.40	AC		1.00	1.00	1.00	30,000.00	30,000.00	72,000							

REVIEW DATE 05/06/2024 BY WWA Total Acres: 2.40 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 08/06/2024 BY SYS