PT OF SE1/4 OF NW1/4
IN OR 1451/954 & OR 1938/361

OLSON DAVID K
7114 HORSESHOE CIRCLE ROAD
BRYCEVILLE, FL 32009

2024

05-2S-23-0000-0004-0000

BUILDING CHARACTERISTICS

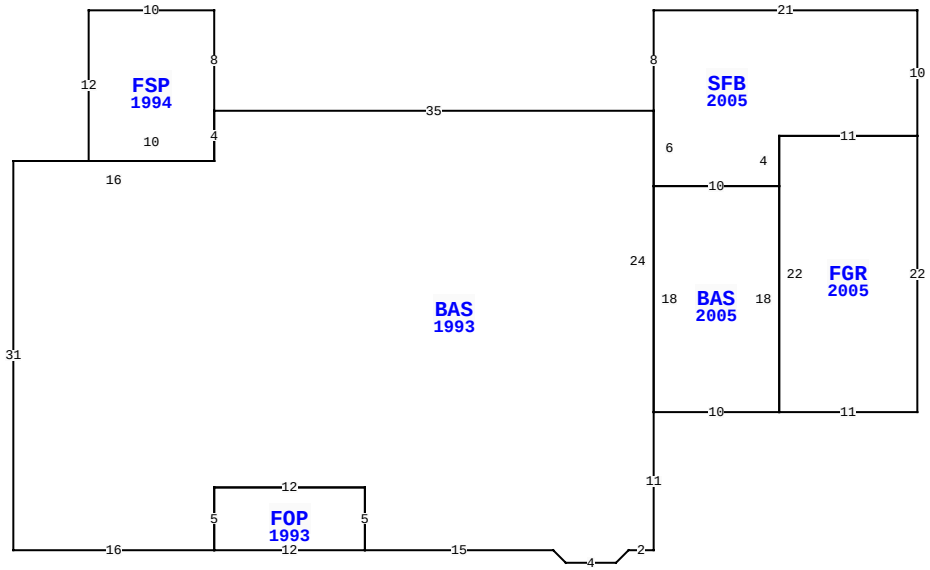
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD 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	1,666	100	1,666	127,835
BAS	180	100	180	13,812
FGR	242	55	133	10,206
FOP	60	30	18	1,381
FSP	120	40	48	3,683
SFB	250	80	200	15,346
TOTALS	2,518		2,245	172,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,245	97.0200	92.17	206,922	1960	1985	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 2006 Heated Area: 2046 HX Base Yr 2006



7114 HORSESHOE CIR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 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		172,263
TOTAL MARKET OB/XF VALUE		1,944
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		204,207
SOH/AGL Deduction		91,429
ASSESSED VALUE		112,778
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		62,778
TOTAL JUST VALUE		204,207
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1938/0361	6/05/2014	SW	U	I	11	100
GRANTOR: OLSON SHANNA A						
GRANTEE: OLSON DAVID K						
1451/0954	10/11/2006	QC	U	I	01	100
GRANTOR: OLSON DAVID KENNETH						
GRANTEE: OLSON DAVID K & SHA						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2005] W21 S8 BAS=[YR=1993] W35 FSP=[YR=1994] N8 W10 S12 E10 N4 $ S4 W16 S31 E16 FOP=[YR=1993] E12 N5 W12 S5 $ N5 E12 S5 E15 D1 R1 E4 U1 R1 E2 N11 BAS=[YR=2005] E10 FGR=[YR=2005] E11 N22 W11 S22 $ N18 W10 S18 $ N24 $ S6 E10 N4 E11 N10 $.

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	18	36	648.00	SF	15.00	15.00	100	1970	1970	3	20	1,944	

LAND DESCRIPTION

TOTAL OB/XF 1,944

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	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS