PT OF S1/2 OF 5
IN OR 2650/1030
EX R/W OR 583/4

WEAVER JERRY ADREN JR
6407 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2024

05-2S-23-0000-0005-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

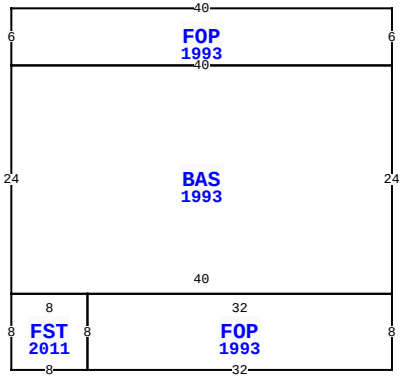
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

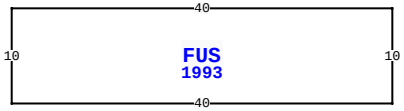
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	112,629
FOP	240	30	72	8,447
FOP	256	30	77	9,033
FST	64	55	35	4,106
FUS	400	100	400	46,929
TOTALS	1,920		1,544	181,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,544	131.3760	124.81	192,707	1980	2010	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1360 HX Base Yr 2024





6407 HORSESHOE CIR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		181,145
TOTAL MARKET OB/XF VALUE		930
TOTAL LAND VALUE - MARKET		28,500
TOTAL MARKET VALUE		210,575
SOH/AGL Deduction		13,178
ASSESSED VALUE		197,397
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		147,397
TOTAL JUST VALUE		210,575
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514383	REPAIR/RRF	7,424	04/01/2015
B25455	REPAIR/RRF	2,400	12/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2650/1030	6/21/2023	WD	Q	I	01	280,000
GRANTOR: RANGE ASHLYN						
GRANTEE: WEAVER JERRY ADREN						
2487/0327	8/06/2021	WD	U	I	30	190,000
GRANTOR: JONES TRACY & ROBERT						
GRANTEE: RANGE ASHLYN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W40 S6 BAS=[YR=1993] S24 FST=[YR=2011] S8 E8
FOP=[YR=1993] E32 N8 W32 S8$ N8 W8$ E40 N24 W40 $ E40 N6 $
PTR= E15 FUS=[YR=1993] E40 S10 W40 N10 $ W15 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	46.5	930	

LAND DESCRIPTION

TOTAL OB/XF 930

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	000100	C	SFR	100	0006	OR	0.00	0.00	0.95	AC		1.00	1.00	1.00	30,000.00	30,000.00	28,500							

REVIEW DATE 03/13/2024 BY WWA Total Acres: 0.95 Total Land Value: 28,500 Market: 0 Agricultural: 0 Common: 28,500 PRINTED 08/06/2024 BY SYS