PT OF S1/2 OF LOT 5
IN OR 1061/1370
R107110 & R107111

EASTON JOAN M
3868 MADARIN WOODS DR S
JACKSONVILLE, FL 32223-7470

2024

05-2S-23-0000-0005-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

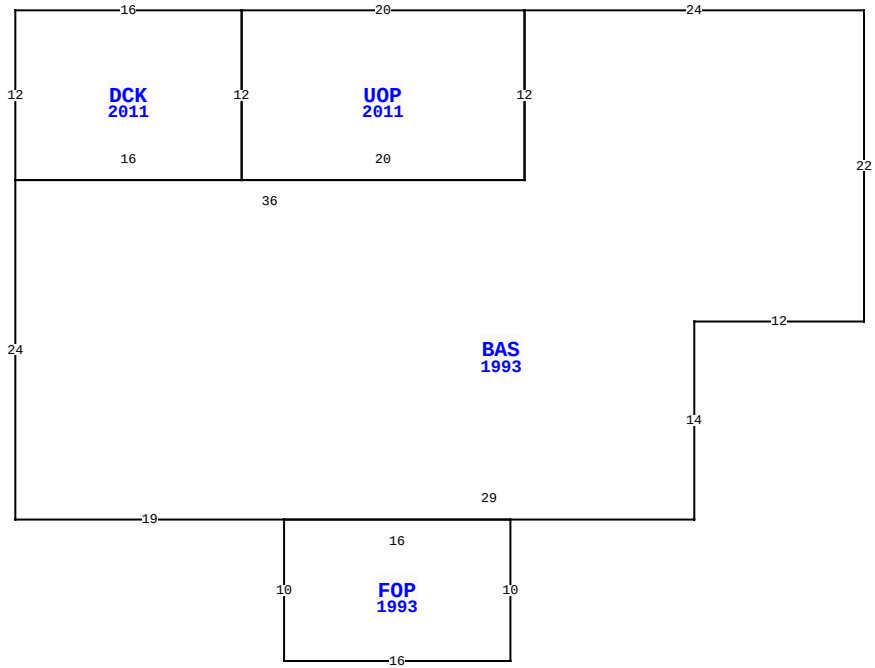
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	40,524
DCK	192	15	29	753
FOP	160	30	48	1,247
UOP	240	25	60	1,559
TOTALS	2,152		1,697	44,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,697	123.7000	86.59	146,943	1981	1981	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1560 HX Base Yr



6485 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	44,083
TOTAL MARKET OB/XF VALUE	4,054
TOTAL LAND VALUE - MARKET	57,300
TOTAL MARKET VALUE	105,437
SOH/AGL Deduction	25,002
ASSESSED VALUE	80,435
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,435
TOTAL JUST VALUE	105,437
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V000068	REMODEL	4,100	02/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1061/1370	6/11/2002	WD	Q	I		69,900
GRANTOR: POWERS GERALD JR & RO						
GRANTEE: EASTON JOAN M						
0624/1054	4/25/1991	WD	U	I		45,000
GRANTOR: BABICH JESS & TAMERA						
GRANTEE: POWERS GERALD & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 UOP=[YR=2011] W20 DCK=[YR=2011] W16 S12 E16 N12$ S12 E20 N12$ S12 W36 S24 E19 FOP=[YR=1993] S10 E16 N10 W16$ E29 N14 E12 N22$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	49	1,715	
2	0510	GARAGE WD-	0	0	24	12	288.00	SF	28.00	28.00	100	2001	2001	3	29	2,339	

LAND DESCRIPTION

TOTAL OB/XF 4,054

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	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.91	AC		1.00	1.00	1.00	30,000.00	30,000.00	57,300							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.91 Total Land Value: 57,300 Market: 0 Agricultural: 0 Common: 57,300 PRINTED 08/06/2024 BY SYS