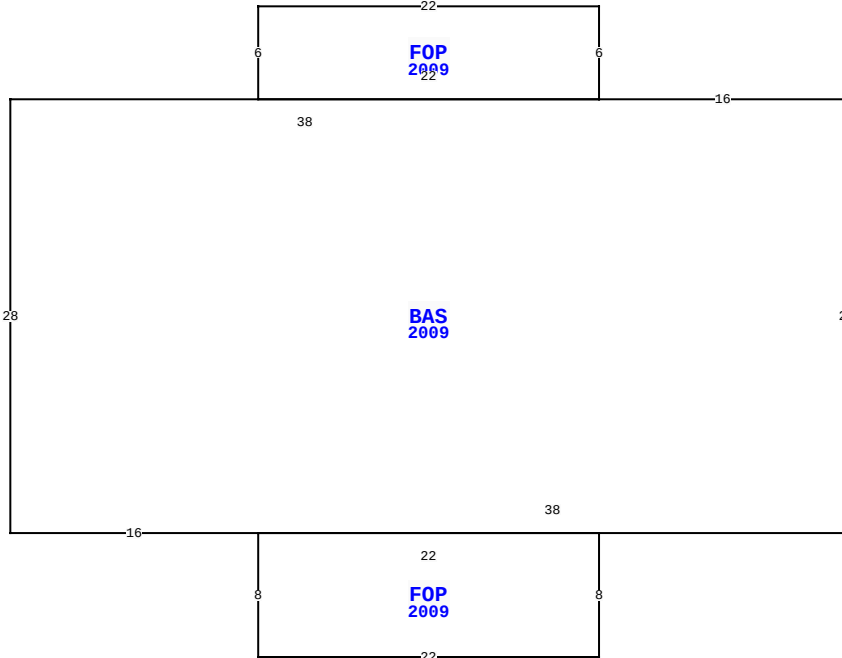


STOVER CHARLES TYLER
7507 HORSESHOE CIR N
BRYCEVILLE, FL 32009

05-2S-23-1500-0011-0000

BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	30	VINYL 100			0100	01	1,605	122.2980	116.18	186,469	2009	2009	0	0	0	6.50	93.50	VALUATION BY		STANDARD										
Roof Structur	03	GABLE/HIP 100			1 SINGLE FAM - 100% - 2024										Heated Area: 1512										HX Base Yr 2024					
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floo	13	LVT/LAMNT 100																												
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																												
Occupancy	00	NONE 100																												
Quality		05	Quality Level 05																											
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	1,512	100	1,512	164,246																										
FOP	132	30	40	4,345																										
FOP	176	30	53	5,758																										
TOTALS		1,820		1,605	174,349																									
EXTRA FEATURES					7507 HORSESHOE CIR, BRYCEVILLE																									
L N	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	0510	GARAGE WD-	0 100	75	24	1,800.00	SF	35.00	35.00	100	2005	2005	3	40	25,200															
2	0350	CARPORT WD	1 100	24	24	576.00	SF	13.00	13.00	100	2024	2023		100	7,488															
3	0680	POLE SHED	1 100	75	13	975.00	SF	10.00	10.00	100	2024	2022		98	9,555															
LAND DESCRIPTION										TOTAL OB/XF										42,243										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0.99	AC		1.00	1.00	1.00	30,000.00	30,000.00	29,700													
2	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	0.98	AC		1.00	1.00	1.00	30,000.00	30,000.00	29,400													
REVIEW DATE		10/24/2023		BY		WWA		Total Acres: 1.97		Total Land Value: 59,100		Market: 0		Agricultural: 0		Common: 59,100		PRINTED 08/06/2024 BY SYS												