LOT 12
IN OR 958/1919
R672235

**KNOUSE EDWIN M EST/KNOUSE DEBORAH KAY**
7501 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

**2024**

**05-2S-23-1500-0012-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| 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 |

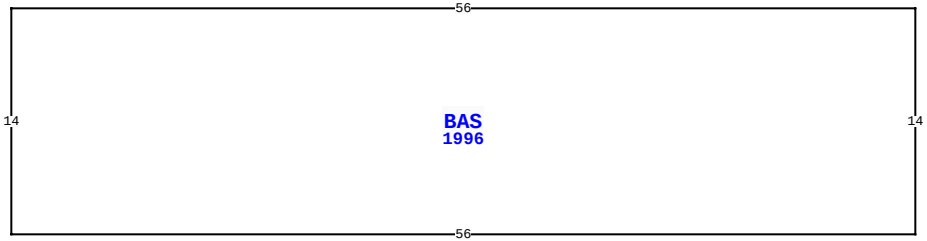
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 784 | 100 | 784 | 16,793 |
| TOTALS | 784 | | 784 | 16,793 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 784 | 102.0000 | 71.40 | 55,978 | 1982 | 1982 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2016 Heated Area: 784 HX Base Yr 2016




7501 HORSESHOE CIR, BRYCEVILLE

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

## NASSAU COUNTY PROPERTY



VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 16,793 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 34,200 |
| TOTAL MARKET VALUE | | 50,993 |
| SOH/AGL Deduction | | 29,644 |
| ASSESSED VALUE | | 21,349 |
| TOTAL EXEMPTION VALUE | HX HB | 21,349 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 50,993 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 49,794 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH951110 | MH MOVE-ON | 0 | 01/01/1996 |
| MH951110 | MH MOVE-ON | 0 | 12/01/1995 |
| 8487 | MH MOVE-ON | 500 | 03/26/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0958/1919 | 11/17/2000 | WD | U | I | 07 | 100 |
| GRANTOR: CANADY MARVIN O | | | | | | |
| GRANTEE: KNOUSE EDWIN & DEBO | | | | | | |
| 0879/1767 | 4/22/1999 | WD | U | V | 10 | 100 |
| GRANTOR: CANADY MARVIN O | | | | | | |
| GRANTEE: KNOUSE EDWIN & DEBO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1996] W56 S14 E56 N14 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 100 | 0006 | OR | 0.00 | 0.00 | 1.14 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 34,200 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 03/06/2024 BY WWA Total Acres: 1.14 Total Land Value: 34,200 Market: 0 Agricultural: 0 Common: 34,200 PRINTED 08/06/2024 BY SYS