LOT 25
IN OR 1836/1429
2007 FLEET DW/MH

KNOUSE DUSTIN C & MARY A
7240 HORSEHOE CIRCLE
BRYCEVILLE, FL 32009

2024

05-2S-23-1500-0025-0000

BUILDING CHARACTERISTICS

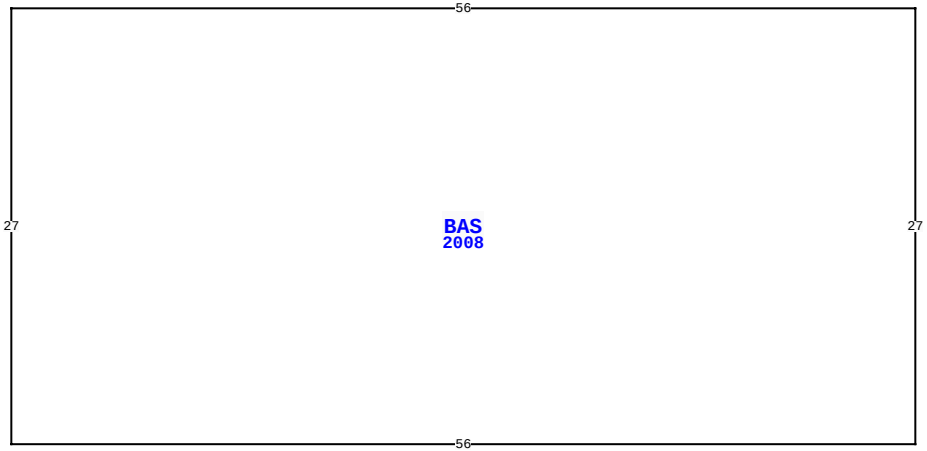
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04
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	1,512	100	1,512	90,641
TOTALS	1,512		1,512	90,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	128.9200	96.69	146,195	2008	2008	0	0	0	38.00	62.00

2 M/H 94+ – 100% - 2014 Heated Area: 1512 HX Base Yr 2014



7240 HORSESHOE CIR, BRYCEVILLE

BLD DATE	02/03/2009 RKDJ	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	90,641
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	42,900
TOTAL MARKET VALUE	133,541
SOH/AGL Deduction	56,233
ASSESSED VALUE	77,308
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	27,308
TOTAL JUST VALUE	133,541
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5039	CO ISSUED	0	02/01/2008
MH5039	MH MOVE-ON	0	02/01/2008
M13632	MECH OTHER	0	02/01/2008
P13040	OTHER	0	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1836/1429	1/18/2013	WD	U	I	38	74,000
GRANTOR: FRIER FINANCE INC						
GRANTEE: KNOUSE DUSTIN C & M						
1802/1227	7/17/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FRIER FINANCE INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W56 S27 E56 N27 $.

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

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	1.43	AC		1.00	1.00	1.00	30,000.00	30,000.00	42,900							

REVIEW DATE 08/19/2019 BY TWA Total Acres: 1.43 Total Land Value: 42,900 Market: 0 Agricultural: 0 Common: 42,900 PRINTED 08/06/2024 BY SYS