PT OF SE1/4 OF SEC 6-2S-23E &
PT OF GOVT LOT 5 SEC 5-2S-23E
IN OR 2604/1583

DAWSON SEAN R & RABECCA N
6546 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2024

06-2S-23-0000-0003-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
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	01	Quality Level 01

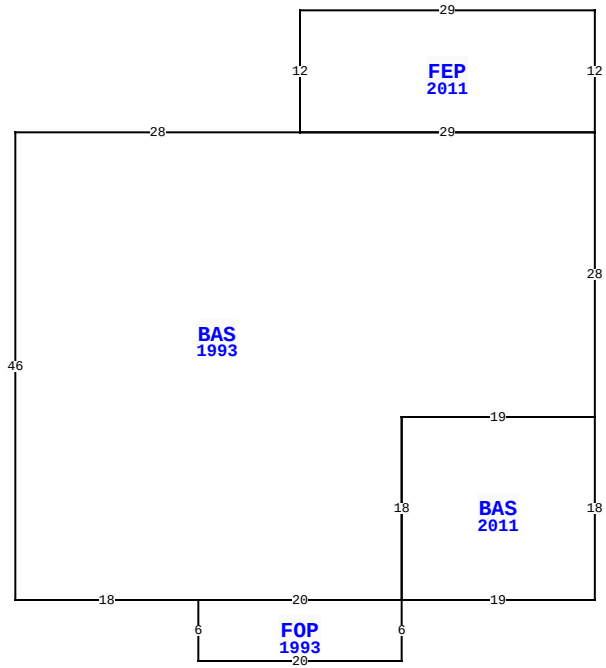
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	223,154
BAS	342	100	342	33,473
FEP	348	80	278	27,209
FOP	120	30	36	3,523
TOTALS	3,090		2,936	287,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,936	90.5220	113.15	332,208	1990	2005	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2023 Heated Area: 2622 HX Base Yr 2023



6546 HORSESHOE CIR, BRYCEVILLE

BLD DATE		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		287,360
TOTAL MARKET OB/XF VALUE		14,031
TOTAL LAND VALUE - MARKET		40,500
TOTAL MARKET VALUE		341,891
SOH/AGL Deduction		32,190
ASSESSED VALUE		309,701
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		259,701
TOTAL JUST VALUE		341,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014718	ROOF?	21,120	10/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2604/1583	11/25/2022	WD	Q	I	01	415,000
GRANTOR: TAYLOR JEREMY R & NAT						
GRANTEE: DAWSON SEAN RYAN &						
2276/1891	5/24/2019	WD	Q	I	01	300,000
GRANTOR: DANIELS ROYALYNE J						
GRANTEE: TAYLOR JEREMY R & N						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2011] W29 S12 BAS=[YR=1993] W28 S46 E18
FOP=[YR=1993] S6 E20 N6 BAS=[YR=2011] E19 N18 W19 S18 $ W20
$ E20 N18 E19 N28 W29 $ E29 N12 $.

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	1990	1990	3	68	1,360	
2	0861	POOL GUNIT	0	100	0	0	288.00	SF	85.00	85.00	100	2001	2001	3	27	6,610	
3	0845	KOOL DECK	0	100	0	0	320.00	SF	7.25	7.25	100	2001	2001	3	80	1,856	
4	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1991	1991	3	20	1,152	
5	0752	USP	0	100	15	8	96.00	SF	15.00	15.00	100	1999	1999	3	27	389	
6	0351	CARPORT MT	0	100	24	23	552.00	SF	10.00	10.00	100	2010	2010	3	45	2,484	
7	1242	WD DECK A	0	100	15	6	90.00	SF	10.00	10.00	100	1999	1999	3	20	180	

LAND DESCRIPTION

TOTAL OB/XF 14,031

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.35	AC		1.00	1.00	1.00	30,000.00	30,000.00	40,500							

REVIEW DATE 05/17/2022 BY TWX Total Acres: 1.35 Total Land Value: 40,500 Market: 0 Agricultural: 0 Common: 40,500 PRINTED 08/06/2024 BY SYS