



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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

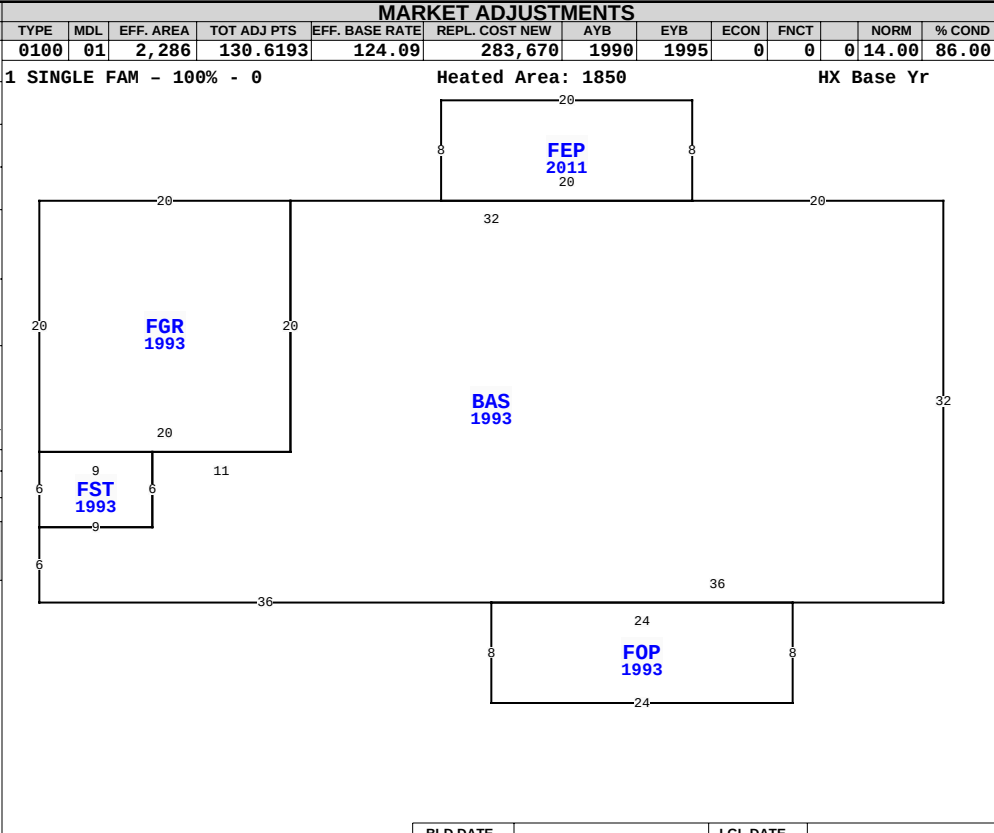
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,850	100	1,850	197,428
FEP	160	80	128	13,660
FGR	400	55	220	23,478
FOP	192	30	58	6,189
FST	54	55	30	3,202

TOTALS	2,656		2,286	243,956
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	0	0	361.00	SF	6.50	6.50
3	0681	POLE SHED	0 100	70	25	1,750.00	SF	15.00	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.72



6612 HORSESHOE CIR, BRYCEVILLE	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
2	0810	CONCRETE A	0 100	0	0	361.00	SF	6.50	6.50	100	1991	1991	3	62	1,455	
3	0681	POLE SHED	0 100	70	25	1,750.00	SF	15.00	15.00	100	1991	1991	3	20	5,250	

TOTAL OB/XF										9,085						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.72	AC		1.00	1.00	1.00	30,000.00	30,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				243,956	
TOTAL MARKET OB/XF VALUE				9,085	
TOTAL LAND VALUE - MARKET				51,600	
TOTAL MARKET VALUE				304,641	
SOH/AGL Deduction				163,885	
ASSESSED VALUE				140,756	
TOTAL EXEMPTION VALUE		DX HX HB		55,000	
BASE TAXABLE VALUE				85,756	
TOTAL JUST VALUE				304,641	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				293,897	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0519/1245	6/11/1987	MS	U	V		12,000	
GRANTOR: FOURAKER DAVID & J							
GRANTEE: WAITE HAROLD & V J							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W20 FEP=[YR=2011] N8 W20 S8 E20\$W32									
FGR=[YR=1993] W20 S20 FST=[YR=1993] S6 E9 N6 W9\$ E20 N20\$ S20									
W11 S6 W9 S6 E36 FOP=[YR=1993] S8 E24 N8 W24\$ E36 N32\$.									