PT OF NE1/4 OF NE1/4
IN OR 1517/1699
2002 MERT DW/MH

TRAVIS BRUCE A & SUSAN S
6192 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

**2024**

**07-2S-23-0000-0001-0060**

## BUILDING CHARACTERISTICS

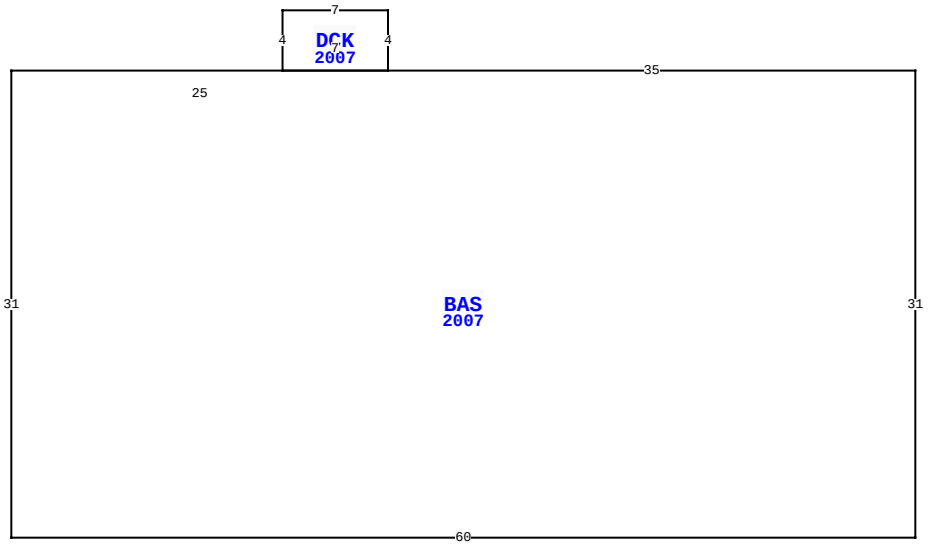
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 1,860 | 100 | 1,860 | 113,062 |
| DCK | 28 | 15 | 4 | 243 |
| TOTALS | 1,888 | | 1,864 | 113,305 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,864 | 135.0800 | 101.31 | 188,842 | 2002 | 2007 | 0 | 0 | 0 | 40.00 | 60.00 |

1 M/H 94+ – 100% - 2008 Heated Area: 1860 HX Base Yr 2008




6192 HORSESHOE CIR, BRYCEVILLE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 03/26/2008 | JH | LGL DATE | |
| XF DATE | 03/26/2008 | JH | 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 | | 113,305 |
| TOTAL MARKET OB/XF VALUE | | 3,010 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 191,315 |
| SOH/AGL Deduction | | 106,866 |
| ASSESSED VALUE | | 84,449 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 34,449 |
| TOTAL JUST VALUE | | 191,315 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 187,326 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1517/1699 | 8/07/2007 | WD | U | I | 01 | 100 |

GRANTOR: TRAVIS RICHARD A & EL

GRANTEE: TRAVIS BRUCE A & SU

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W35 DCK=[YR=2007] N4 W7 S4 E7$ W25 S31 E60 N31$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2002 | 2002 | 3 | 86 | 3,010 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,010

| 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 | 2.50 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 75,000 | | | | | | | |

REVIEW DATE 08/20/2019 BY TWA Total Acres: 2.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS