

IN SE1/4 OF NE1/4
IN OR 76/343 & OR 269/76
EX PARS 3-6 & 3-7

HARVEY FLOYD L/E/
6010 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2024

07-2S-23-0000-0003-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floop	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	1 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,134	100	1,134	83,725
FEP	204	80	163	12,034
FEP	129	80	103	7,605
FEP	144	80	115	8,490
FOP	30	30	9	665
UGR	624	45	281	20,747
UGR	288	45	130	9,598
USP	289	30	87	6,424

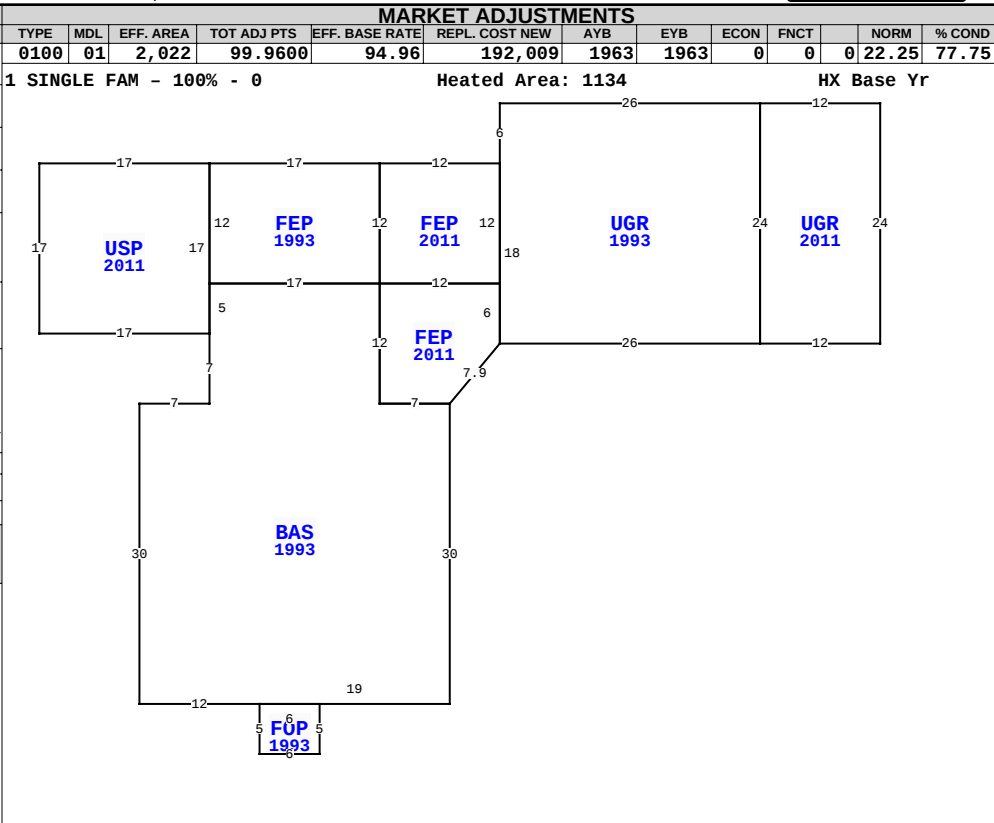
TOTALS	2,842		2,022	149,287
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0681	POLE SHED	0 100	22	7	108.00	SF	15.00	15.00	100	1948	1948	3	20	324	
2	0510	GARAGE WD-	0 100	22	13	286.00	SF	7.00	7.00	100	1948	1948	3	20	400	
3	0680	POLE SHED	0 100	14	44	616.00	SF	7.50	7.50	100	1948	1948	3	20	924	
4	0681	POLE SHED	0 100	16	42	672.00	SF	11.25	11.25	100	1948	1948	3	20	1,512	
5	0810	CONCRETE A	0 100	0	0	148.00	SF	4.62	4.62	100	1987	1987	3	52	355	
6	0812	CONCRETE C	0 100	0	0	1,657.00	SF	4.00	4.00	100	1996	1996	3	72	4,772	
7	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	28	1,400	

LAND DESCRIPTION		
L N	USE CODE	CLS

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000115	C	SFR ACRES	100	000



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023
INC DATE		AG DATE	MLU

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
108.00	SF	15.00	15.00	100	1948	1948	3	20	324	
286.00	SF	7.00	7.00	100	1948	1948	3	20	400	
616.00	SF	7.50	7.50	100	1948	1948	3	20	924	
672.00	SF	11.25	11.25	100	1948	1948	3	20	1,512	
148.00	SF	4.62	4.62	100	1987	1987	3	52	355	
1,657.00	SF	4.00	4.00	100	1996	1996	3	72	4,772	
1.00	UT	5,000.00	5,000.00	100	2000	2000	3	28	1,400	

TOTAL OB/XF			9,687
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	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL
6	OR	0.00	0.00	5.38	AC		1.00	1.00	1.00	19,000.00	19,000.00	1

NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY			STANDARD	
VALUATION BY				
Tax Group: 6		Tax Dist:		
BUILDING MARKET VALUE			149,287	
TOTAL MARKET OB/XF VALUE			9,687	
TOTAL LAND VALUE - MARKET			102,220	
TOTAL MARKET VALUE			261,194	
SOH/AGL Deduction			152,996	
ASSESSED VALUE			108,198	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			58,198	
TOTAL JUST VALUE			261,194	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			254,316	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3568	H/AC	2,100	10/23/1990
7020	CHNGE SRVC	0	10/18/1990
4082	N/A	13,056	05/11/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2719/1774	6/13/2024	LE U	I	I	11

GRANTOR: HARVEY FLOYD					
GRANTEE: COMER MELISSA					
0076/0343	1/01/1967	TA U	I		6,500
GRANTOR:					
GRANTEE:					

BUILDING NOTES					
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BUILDING DIMENSIONS					
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UGR=[YR=2011] W12 UGR=[YR=1993] W26 S6 FEP=[YR=2011] W12
FEP=[YR=1993] W17 USP=[YR=2011] W17 S17 E17 BAS=[YR=1993] S7
W7 S30 E12 FOP=[YR=1993] S5 E6 N5 W6 \$ E19 N30 FEP=[YR=2011]
U6 R5 N6 W12 S12 E7\$ W7 N12 W17 S5\$ N17 \$ S12 E17 N12\$ S12
E12 N12\$ S18 E26 N24\$ S24 E12 N24\$.