PT OF SE1/4 OF NE1/4
IN OR 2607/805

WILT KALI DENAE & ALEC BRAYDAN
5868 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2024

07-2S-23-0000-0003-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

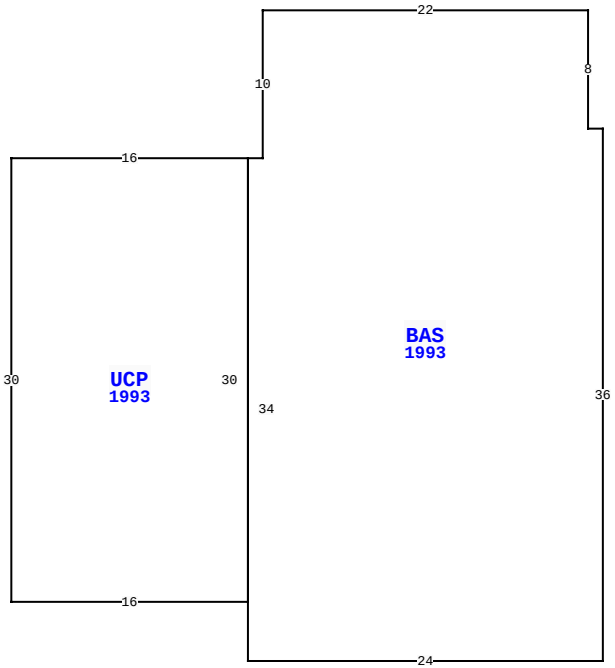
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,038	100	1,038	54,092
UCP	480	20	96	5,003
TOTALS	1,518		1,134	59,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,134	82.8000	78.66	89,200	1952	1957	0	10	0	23.75	66.25

1 SINGLE FAM – 100% - 2023 Heated Area: 1038 HX Base Yr 2023



5868 HORSESHOE CIR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		59,095
TOTAL MARKET OB/XF VALUE		1,440
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		90,535
SOH/AGL Deduction		106
ASSESSED VALUE		90,429
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		40,429
TOTAL JUST VALUE		90,535
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2607/0805	12/07/2022	WD	U	I	11	100

GRANTOR: KNOUSE LARRY EUGENE &
GRANTEE: WILT KALI DENAE & A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N8 W22 S10 W1 UCP=[YR=1993] W16 S30 E16 N30$ S34 E24 N36$.

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	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	1950	1950	3	20	1,440	

LAND DESCRIPTION

TOTAL OB/XF 1,440

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 01/12/2023 BY WW Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS