

PT OF S1/2 EAST OF COUNTY R/W
IN OR 932/1089 &
PT OR 2266/577

GRANVILLE ROBERT JR & GOAT A
5795 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2024

07-2S-23-0000-0004-0040



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																	
Exterior Wall	30	VINYL 100	0800	02	1,524	148.3200	111.24	169,530	2000	2000	0	0	0	54.00	46.00	VALUATION SUMMARY																
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2002										Heated Area: 1296					HX Base Yr 2002					VALUATION BY STANDARD									
Roof Cover	12	MODULAR MT 70	48 14 14 48 27 27 6 42 10 10 24 24 UOP 2001 BAS 2001 UOP 2017															Tax Group: 6					Tax Dist:					77,984				
Roof Cover	12	MODULAR MT 30																BUILDING MARKET VALUE					41,256									
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE					262,500									
Interior Floo	14	CARPET 90																TOTAL LAND VALUE - MARKET					164,132									
Interior Floo	08	SHT VINYL 10																TOTAL MARKET VALUE					87,566									
Air Condition	03	CENTRAL 100																SOH/AGL Deduction					76,566									
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE					50,000									
Bedrooms	3	100																TOTAL EXEMPTION VALUE					26,566									
Bathrooms	2	100																BASE TAXABLE VALUE					381,740									
Frame	02	WOOD FRAME 100																TOTAL JUST VALUE					0									
Stories	1.	1. 100	NCON VALUE					INCOME VALUE					383,044																			
Units	0	100	PREVIOUS YEAR MKT VALUE																													
Quality			05	Quality Level 05																												
DOR CODE			5000IMPROVED AG																													
MAP NUM			MKT AREA												09																	
NEIGHBORHOOD/LOC			9001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,296	100	1,296	66,317																												
UOP	672	25	168	8,596																												
UOP	240	25	60	3,070																												
TOTALS			2,208	1,524	77,984																											
EXTRA FEATURES			5795 HORSESHOE CIR, BRYCEVILLE																													
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	40	26			15.00	100	2010	2010	3	60	9,360																	
2	0510	GARAGE WD-	0	100	40	20			70.00	100	2006	2006	3	44	24,640																	
3	0752	USP	0	100	10	4			15.00	100	2006	2006	3	44	264																	
4	0351	CARPORT MT	0	100	40	12			10.00	100	2019	2019	3	86	4,128																	
5	0681	POLE SHED	0	100	31	14			15.00	100	2006	2006	3	44	2,864																	
TOTAL OB/XF 41,256																																
LAND DESCRIPTION																																
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.29	AC		1.00	1.00	1.00	30,000.00	30,000.00	38,700															
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	14.92	AC		1.00	1.00	1.00	415.00	415.00	6,192															
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	14.92	AC		1.00	1.00	1.00	15,000.00	15,000.00	223,800															
REVIEW DATE 03/08/2022 BY TWA Total Acres: 16.21 Total Land Value: 44,892 Market: 223,800 Agricultural: 6,192 Common: 38,700 PRINTED 08/06/2024 BY SYS																																