PT OF S1/2 EAST OF COUNTY R/W
IN OR 2258/1805
ESMT OR 2287/467

JEFFORDS DALTON R & KASSIDY B
5795 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2024

07-2S-23-0000-0004-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

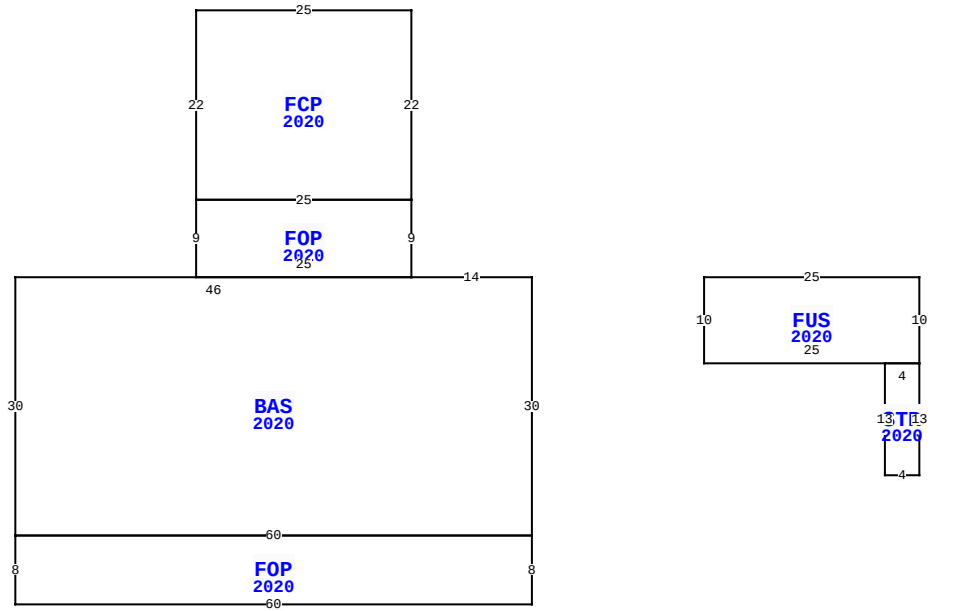
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	04	C ABOVE GD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,800	100	1,800	253,975
FCP	550	25	138	19,471
FOP	225	30	68	9,594
FOP	480	30	144	20,318
FUS	250	100	250	35,275
STR	52	10	5	706
TOTALS	3,357		2,405	339,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,405	114.1700	142.71	343,218	2020	2020	0	0	0	1.13	98.87

1 SNGL FAM – 100% - 2023 Heated Area: 2050 HX Base Yr 2023



5781 HORSESHOE CIR, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		339,340
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		369,340
SOH/AGL Deduction		4,603
ASSESSED VALUE		364,737
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		314,737
TOTAL JUST VALUE		369,340
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006761	CO ISSUED	0	07/31/2020
19004275	NEW CONSTR	281,846	04/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2258/1805	3/02/2019	WD	U	V	11	100

GRANTOR: WARD LINDA M & ROBERT
GRANTEE: JEFFORDS DALTON R &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FOP=[YR=2020] N9 FCP=[YR=2020] N22 W25 S22 E25$ W25 S9 E25$ W46 S30 FOP=[YR=2020] S8 E60 N8 W60$ E60 N30$ PTR=E20 FUS=[YR=2020] E25 S10 STR=[YR=2020] S13 W4 N13 E4$ W25 N10$ W20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 12/03/2020 BY TW Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS