



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 80
Interior Wall	05	DRYWALL 20
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

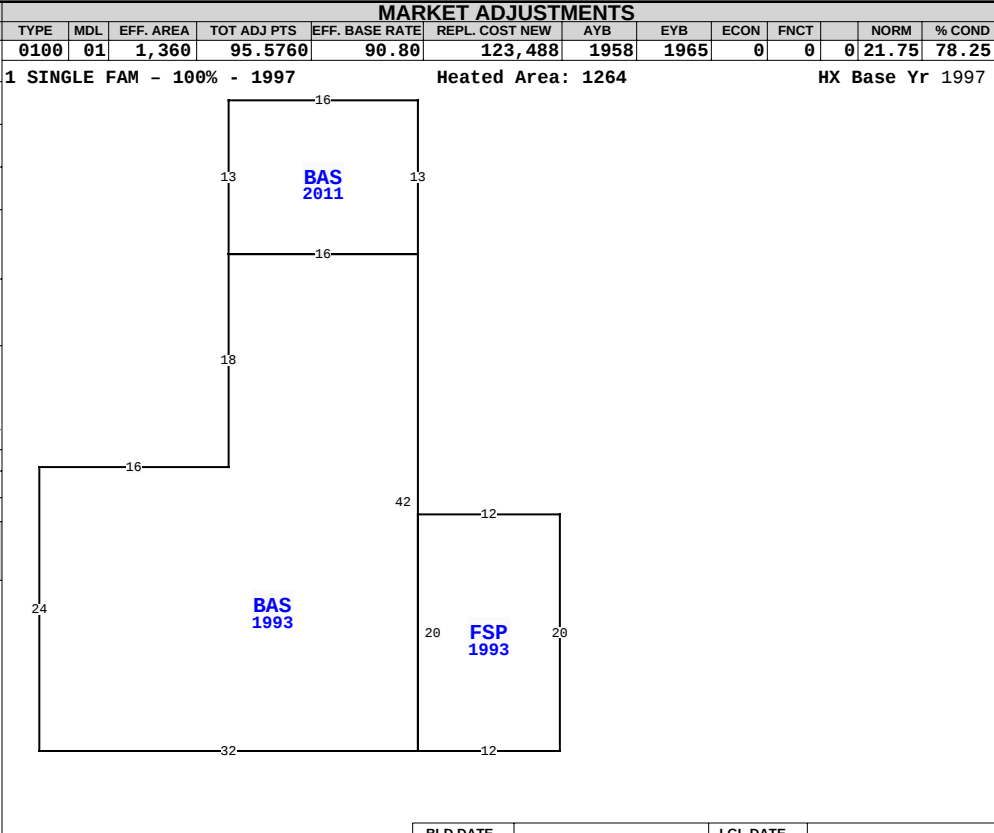
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	75,030
BAS	208	100	208	14,778
FSP	240	40	96	6,821
TOTALS	1,504		1,360	96,629

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	0350	CARPORT WD	0 100	22	12	264.00	SF	8.58	8.58	100	2005	2005	3	24	544	
2	0350	CARPORT WD	0 100	22	12	264.00	SF	13.00	13.00	100	2005	2005	3	24	824	
3	0510	GARAGE WD-	0 100	26	22	572.00	SF	35.00	35.00	100	2005	2005	3	40	8,008	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



6257 HORSESHOE CIR, BRYCEVILLE	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																9,376
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
1	000100	C	SFR	100	0006	OR	200.00	100.00	0.46	AC		1.00	1.00	1.75	30,000.00	52,500.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		96,629	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		130,155	
SOH/AGL Deduction		ASSESSSED VALUE		67,081	
TOTAL EXEMPTION VALUE		HX HB		38,074	
BASE TAXABLE VALUE		TOTAL JUST VALUE		130,155	
NCON VALUE		INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE				126,589	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0768/1939	8/21/1996	WD	Q	I		39,500	
GRANTOR: MILLER FRED A							
GRANTEE: JOHNSON LORI A							
0768/1938	8/21/1996	QC	U	I	06	18,300	
GRANTOR: MILLER BARBARA ANN							
GRANTEE: MILLER FRED A							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2011] W16 S13 BAS=[YR=1993] S18 W16 S24 E32 FSP=[YR=1993] E12 N20 W12 S20\$ N42 W16\$ E16 N13\$.															