PT OF NW1/4 OF NW1/4 OF SW1/4
IN OR 627/775

HOOT JEFFERY S & LYNN
6775 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2025

05-2S-23-0000-0002-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	12	REINFO/CON 100
Roof Cover		N/A 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

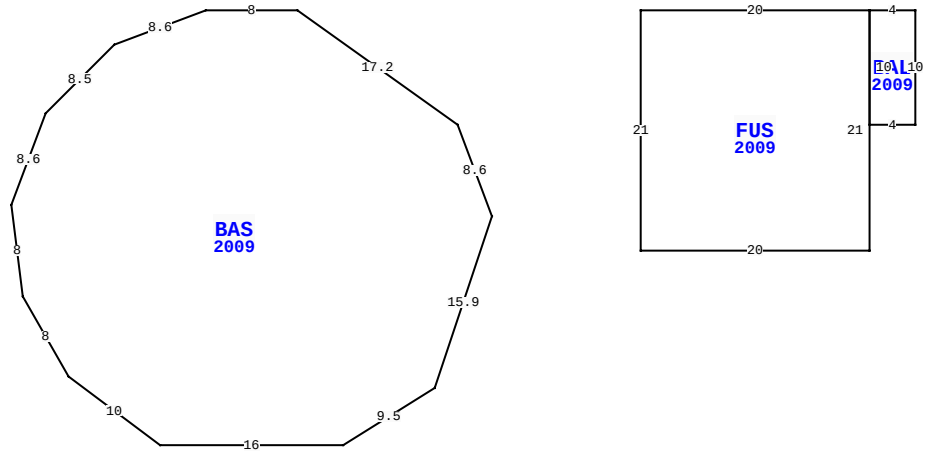
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	40	15	2009	6	629
BAS	1,236	100	2009	1,236	129,605
FUS	420	100	2009	420	44,040
TOTALS	1,696			1,662	174,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,662	113.3600	113.36	188,404	2009	2009	0	0	0	7.50	92.50

2 SINGLE FAM – 100% - 0 Heated Area: 1656 HX Base Yr 1993



6775 HORSESHOE CIR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		174,274
TOTAL MARKET OB/XF VALUE		444
TOTAL LAND VALUE - MARKET		87,750
TOTAL MARKET VALUE		262,468
SOH/AGL Deduction		151,797
ASSESSED VALUE		110,671
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		59,949
TOTAL JUST VALUE		262,468
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C08219	CO ISSUED	0	01/20/2011
5480	H/AC	0	11/01/2001
8756	NEW CONSTR	2,000	11/01/2001
B0108219	NEW CONSTR	74,928	04/01/2001
B951797	XFOB	2,856	03/03/1995
8862	MH MOVE-ON	4,000	03/25/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0627/0775	5/31/1991	WD	U	V	11	16,000

GRANTOR: KAST WILLOW M

GRANTEE: HOOT JEFF & LYNN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W8 L8 D3 D6 L6 L3 D8 R1 D8 R4 D7 R8 D6 E16 U5 R8 R5 U15 U8 L3 U10 L14 $ PTR= E30
FUS=[YR=2009] E20 BAL=[YR=2009] E4 S10 W4 N10$ S21 W20 N21$ W30$.

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	12	14	168.00	SF	13.20	13.20	100	1995	1995	3	20	444	

LAND DESCRIPTION

TOTAL OB/XF 444

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	000100	C	RES	100	0006	OR	0.00	0.00	1.95	AC		1.00	1.00	1.00	45,000.00	45,000.00	87,750							

REVIEW DATE 08/20/2019 BY TWA Total Acres: 1.95 Total Land Value: 87,750 Market: 0 Agricultural: 0 Common: 87,750 PRINTED 07/30/2025 BY SYS