PT OF NW1/4
IN OR 1759/978
EX R/W OR 578/1214 & 1217

MULLIS MAXIE N
7018 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2025

05-2S-23-0000-0003-0020

BUILDING CHARACTERISTICS

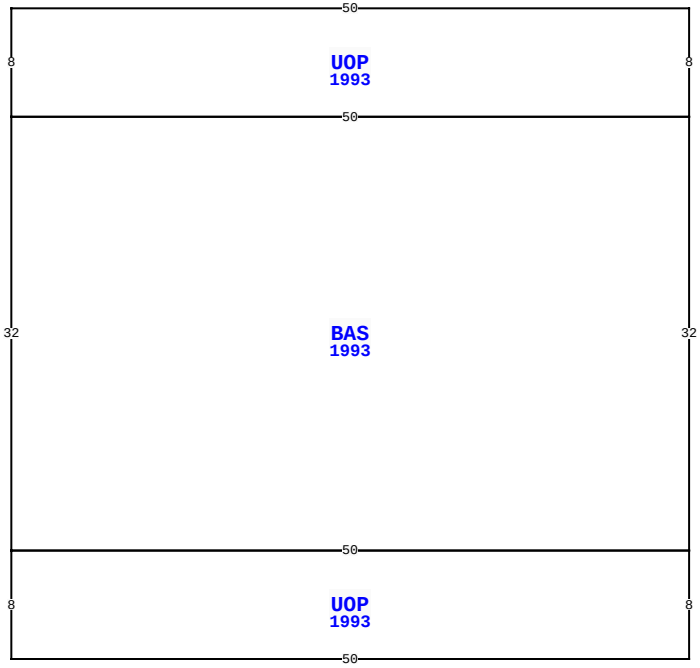
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1993	1,600	142,140
UOP	400	20	1993	80	7,107
UOP	400	20	1993	80	7,107
TOTALS	2,400			1,760	156,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,760	103.0000	103.00	181,280	1991	1996	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 2012 Heated Area: 1600 HX Base Yr 2012



7018 HORSESHOE CIR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 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		156,354
TOTAL MARKET OB/XF VALUE		7,072
TOTAL LAND VALUE - MARKET		101,500
TOTAL MARKET VALUE		264,926
SOH/AGL Deduction		180,591
ASSESSED VALUE		84,335
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		28,613
TOTAL JUST VALUE		264,926
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011906	REPAIR/RRF	12,700	12/04/2018
3537	NEW CONSTR	47,400	08/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1759/0978	10/06/2011	WD	Q	I	01	97,500
GRANTOR: HICKS KAREN						
GRANTEE: MULLIS DAVID N & MA						
1230/0584	5/13/2004	WD	Q	I		135,000
GRANTOR: HARRIS MICHAEL K & TA						
GRANTEE: HICKS KAREN						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W50 S8 BAS=[YR=1993] S32 UOP=[YR=1993] S8 E50 N8 W50$ E50 N32 W50$ E50 N8$.

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	0201	BARN WD 10	0	100	52	40	2,080.00	SF	17.00	17.00	100	1960	1960	3	20	7,072	

LAND DESCRIPTION

TOTAL OB/XF 7,072

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	2.90	AC		1.00	1.00	1.00	35,000.00	35,000.00	101,500							

REVIEW DATE 03/13/2019 BY TWX Total Acres: 2.90 Total Land Value: 101,500 Market: 0 Agricultural: 0 Common: 101,500 PRINTED 07/30/2025 BY SYS