

PT OF GOV LOT 4 (EX 3-17)
IN OR 1722/503
EX R/W OR 583/69

PINER JAMES FRANKLIN JR
6866 HORSESHOE CIR
BRYCEVILLE, FL 32009

2025

05-2S-23-0000-0003-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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		

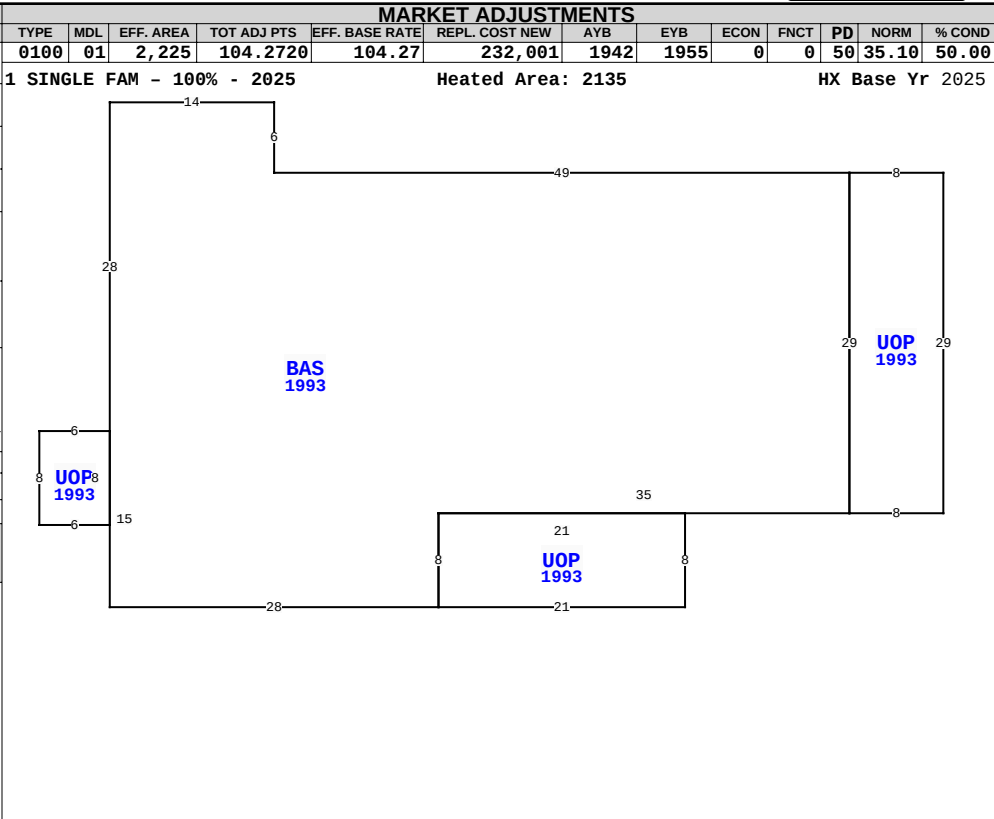
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,135	100	1993	2,135	111,308
UOP	48	20	1993	10	522
UOP	168	20	1993	34	1,773
UOP	232	20	1993	46	2,398

TOTALS	2,583			2,225	116,000
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	16	16	256.00	SF	6.50
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0811	CONCRETE B	0	100	0	0	924.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	10.84

REVIEW DATE 09/12/2019 BY TWX



6866 HORSESHOE CIR, BRYCEVILLE	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0810	CONCRETE A	0	100	16	16	256.00	SF	6.50	6.50	100	1987	1987	3	49.5	824	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
3	0811	CONCRETE B	0	100	0	0	924.00	SF	5.20	5.20	100	2000	2000	3	77	3,700	

TOTAL OB/XF													7,219	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
06 OR	0.00	0.00	10.84	AC		1.00	1.00	0.70	19,500.00	13,650.00	1			

Total Acres: 10.84 Total Land Value: 147,966 Market: 0 Agricultural: 0 Common: 147,966

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		164,987	
TOTAL MARKET OB/XF VALUE		7,219	
TOTAL LAND VALUE - MARKET		147,966	
TOTAL MARKET VALUE		320,172	
SOH/AGL Deduction		0	
ASSESSED VALUE		320,172	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		269,450	
TOTAL JUST VALUE		320,172	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		308,343	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E985426	CHNGE SRVC	0	12/01/1998
6667	HOUSEMVING	6,000	08/13/1990
4316	N/A	22,980	08/21/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1722/0503	1/27/2011	WD	U	I	30	25,000
GRANTOR: PINER GERALDINE S TRU						
GRANTEE: PINER JAMES FRANKLI						
1639/0010	9/02/2009	WD	U	I	30	100
GRANTOR: PINER GERALDINE						
GRANTEE: PINER GERALDINE TRU						

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=1993] W8 BAS=[YR=1993] W49 N6 W14 S28 UOP=[YR=1993] W6 S8 E6 N8\$ S15 E28 UOP=[YR=1993] E21 N8 W21 S8\$ N8 E35 N29\$ S29 E8 N29\$.									

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