IN OR 1191/343
R673178 & R673179
EX R/W OR 583/7

SCHRAUD DOUGLAS
6989 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2025

05-2S-23-0000-0003-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	06	Quality Level 06

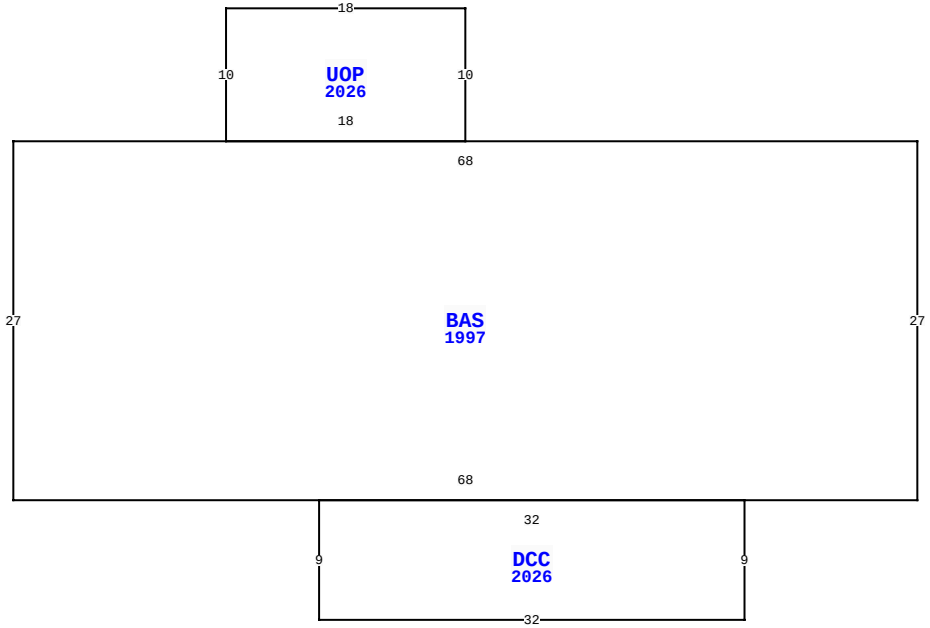
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1997	1,836	83,506
DCC	288	20	2026	58	2,638
UOP	180	25	2026	45	2,047
TOTALS	2,304			1,939	88,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,939	152.8800	129.95	251,973	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2004 Heated Area: 1836 HX Base Yr 2004



6989 HORSESHOE CIR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

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	0681	POLE SHED	0	100	12	25	300.00	SF	15.00	15.00	100	1958	1958	3	20	900	
2	0680	POLE SHED	0	100	12	19	228.00	SF	10.00	10.00	100	1958	1958	3	20	456	
3	0510	GARAGE WD-	0	100	12	31	372.00	SF	35.00	35.00	100	1960	1960	3	20	2,604	
4	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	100	1980	1980	3	20	4,200	
5	0681	POLE SHED	0	100	14	25	350.00	SF	15.00	15.00	100	1960	1960	3	20	1,050	
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	88,191
TOTAL MARKET OB/XF VALUE	11,975
TOTAL LAND VALUE - MARKET	74,900
TOTAL MARKET VALUE	175,066
SOH/AGL Deduction	95,190
ASSESSED VALUE	79,876
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	29,154
TOTAL JUST VALUE	175,066
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010809	CARPORT	8,604	10/26/2018
MH9700	MH MOVE-ON	0	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1191/0343	11/25/2003	WD	U	I	07	100
GRANTOR: SHEETS GRACE & RONALD						
GRANTEE: SCHRAUD DOUGLAS						
1175/0238	9/25/2003	WD	Q	I		95,000
GRANTOR: SHEETS GRACE & RONALD						
GRANTEE: SCHRAUD DOUGLAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=0,0] W68 S27 E68 N27 $
UOP=[YR=2026;ORIG=-52,-10] E18 S10 W18 N10 $
DCC=[YR=2026;ORIG=-45,27] E32 S9 W32 N9 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,975

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	2.14	AC		1.00	1.00	1.00	35,000.00	35,000.00	74,900							

REVIEW DATE 03/13/2019 BY TWX Total Acres: 2.14 Total Land Value: 74,900 Market: 0 Agricultural: 0 Common: 74,900 PRINTED 07/30/2025 BY SYS