

PT SEC 5-2S-23E
IN OR 351/685
(EX PT IN R/W OR 583/13)

COLLINS NADINE B L/E/
7047 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2025

05-2S-23-0000-0003-0090



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	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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
Architectual	03	COLONIAL 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	1,384	100	1993	1,384	130,226
FOP	75	30	1993	22	2,070
FOP	120	30	1993	36	3,387
TOTALS	1,579			1,442	135,684

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0200	BARN WD 0-	0	100	20	24	480.00	SF	20.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0810	CONCRETE A	1	100	0	0	160.00	SF	6.50

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	2.40

REVIEW DATE 05/06/2024 BY WWA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,442	114.4000	114.40	164,965	1982	1982	0	0	0	17.75	82.25	
1 SINGLE FAM - 100% - 0													
Heated Area: 1384													
HX Base Yr 1983													
7047 HORSESHOE CIR, BRYCEVILLE													

TOTAL OB/XF													
3,999													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0200	BARN WD 0-	0	100	20	24	480.00	SF	20.00	20.00	100	1982	1982
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982
3	0810	CONCRETE A	1	100	0	0	160.00	SF	6.50	6.50	100	2024	1982

TOTAL OB/XF													
3,999													
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
1	000100	C	RES	100	0006	OR	0.00	0.00	2.40	AC		1.00	1.00

Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		135,684	
TOTAL MARKET OB/XF VALUE		3,999	
TOTAL LAND VALUE - MARKET		84,000	
TOTAL MARKET VALUE		223,683	
SOH/AGL Deduction		129,591	
ASSESSED VALUE		94,092	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		43,370	
TOTAL JUST VALUE		223,683	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		205,410	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2573/0868	6/21/2022	LE U	I	I	11	100	
GRANTOR: COLLINS NADINE B							
GRANTEE: COLLINS KRISTY LEE							
0155/0425	1/01/1973	WD Q	V			3,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W10 FOP=[YR=1993] N5 W15 S5 E15\$ W37 S32 E23									
FOP=[YR=1993] E24 N5 W24 S5\$ N5 E24 N27\$.									