



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 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

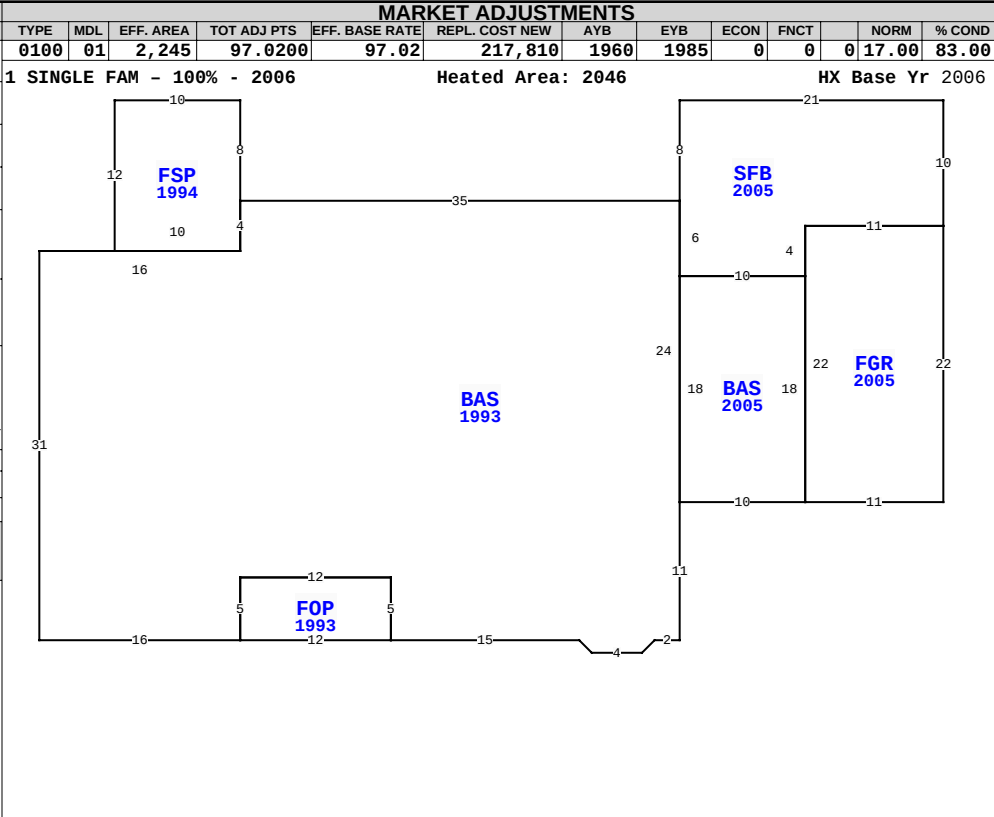
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,666	100	1993	1,666	134,157
BAS	180	100	2005	180	14,495
FGR	242	55	2005	133	10,710
FOP	60	30	1993	18	1,449
FSP	120	40	1994	48	3,865
SFB	250	80	2005	200	16,105

TOTALS	2,518			2,245	180,782
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0681	POLE SHED

LAND DESCRIPTION	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							



7114 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	0681	POLE SHED	0	100	18	36		648.00	SF	15.00				1,944	

TOTAL OB/XF															1,944
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				180,782	
TOTAL MARKET OB/XF VALUE				1,944	
TOTAL LAND VALUE - MARKET				45,000	
TOTAL MARKET VALUE				227,726	
SOH/AGL Deduction				111,677	
ASSESSED VALUE				116,049	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				65,327	
TOTAL JUST VALUE				227,726	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				204,207	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1938/0361	6/05/2014	SW	U	I	11	100	
GRANTOR: OLSON SHANNA A							
GRANTEE: OLSON DAVID K							
1451/0954	10/11/2006	QC	Q	I	01	100	
GRANTOR: OLSON DAVID KENNETH							
GRANTEE: OLSON DAVID K & SHA							

BUILDING NOTES																							
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BUILDING DIMENSIONS
SFB=[YR=2005] W21 S8 BAS=[YR=1993] W35 FSP=[YR=1994] N8
W10 S12 E10 N4 \$ S4 W16 S31 E16 FOP=[YR=1993] E12 N5 W12 S5
\$ N5 E12 S5 E15 D1 R1 E4 U1 R1 E2 N11 BAS=[YR=2005] E10
FGR=[YR=2005] E11 N22 W11 S22 \$ N18 W10 S18 \$ N24 \$ S6 E10
N4 E11 N10 \$.