PT OF S1/2 OF 5
IN OR 2650/1030
EX R/W OR 583/4

**WEAVER JERRY ADREN JR**
6407 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

**2025**

**05-2S-23-0000-0005-0050**

## BUILDING CHARACTERISTICS

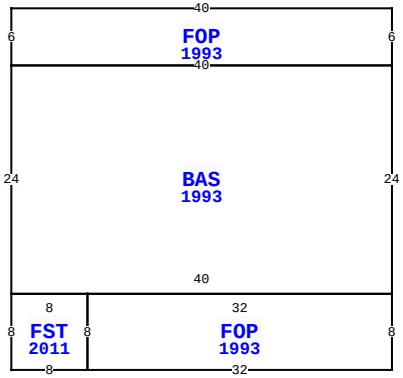
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 90 |
| Interior Wall | 04 | PLYWOOD 10 |
| Interior Floo | 08 | SHT VINYL 90 |
| Interior Floo | 14 | CARPET 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 9001.00 | |

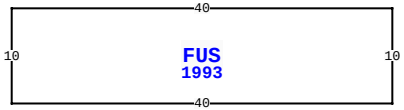
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 960 | 100 | 1993 | 960 | 117,927 |
| FOP | 240 | 30 | 1993 | 72 | 8,844 |
| FOP | 256 | 30 | 1993 | 77 | 9,458 |
| FST | 64 | 55 | 2011 | 35 | 4,299 |
| FUS | 400 | 100 | 1993 | 400 | 49,136 |
| TOTALS | 1,920 | | | 1,544 | 189,666 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,544 | 131.3760 | 131.38 | 202,851 | 1980 | 2010 | 0 | 0 | 0 | 6.50 | 93.50 |

1 SINGLE FAM – 100% - 2024 Heated Area: 1360 HX Base Yr 2024




6407 HORSESHOE CIR, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/21/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 189,666 |
| TOTAL MARKET OB/XF VALUE | | 880 |
| TOTAL LAND VALUE - MARKET | | 42,750 |
| TOTAL MARKET VALUE | | 233,296 |
| SOH/AGL Deduction | | 30,174 |
| ASSESSED VALUE | | 203,122 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 152,400 |
| TOTAL JUST VALUE | | 233,296 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 210,575 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1514383 | REPAIR/RRF | 7,424 | 04/01/2015 |
| B25455 | REPAIR/RRF | 2,400 | 12/01/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2650/1030 | 6/21/2023 | WD | Q | I | 01 | 280,000 |
| GRANTOR: RANGE ASHLYN | | | | | | |
| GRANTEE: WEAVER JERRY ADREN | | | | | | |
| 2487/0327 | 8/06/2021 | WD | U | I | 30 | 190,000 |
| GRANTOR: JONES TRACY & ROBERT | | | | | | |
| GRANTEE: RANGE ASHLYN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=1993] W40 S6 BAS=[YR=1993] S24 FST=[YR=2011] S8 E8
FOP=[YR=1993] E32 N8 W32 S8$ N8 W8$ E40 N24 W40 $ E40 N6 $
PTR= E15 FUS=[YR=1993] E40 S10 W40 N10 $ W15 $ .

## 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 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1980 | 1980 | 3 | 44 | 880 | |

## LAND DESCRIPTION

TOTAL OB/XF 880

| 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 | 0.95 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 42,750 | | | | | | | |

REVIEW DATE 03/13/2024 BY WWA Total Acres: 0.95 Total Land Value: 42,750 Market: 0 Agricultural: 0 Common: 42,750 PRINTED 07/30/2025 BY SYS