LOTS 9 & 10
IN OR 1684/470
R106800 & R106801

BLOUNT JERRY EST/BLOUNT PATRICIA
7593 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2025

05-2S-23-1500-0009-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

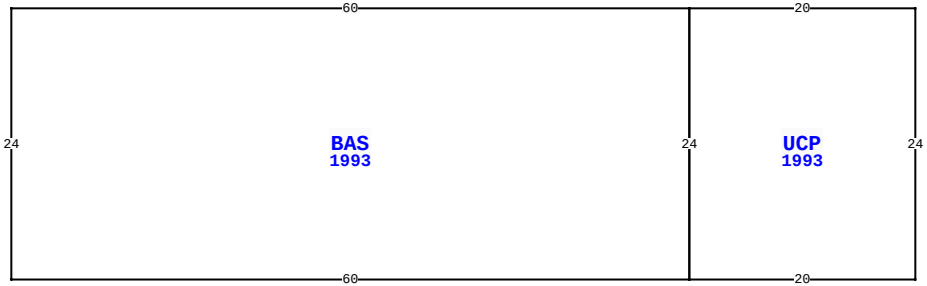
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1993	1,440	37,601
UCP	480	20	1993	96	2,507
TOTALS	1,920			1,536	40,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,536	108.8000	87.04	133,693	1975	1975	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2013 Heated Area: 1440 HX Base Yr 2013



7593 HORSESHOE CIR, BRYCEVILLE

BLD DATE	09/19/2008 JH	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	40,108
TOTAL MARKET OB/XF VALUE	384
TOTAL LAND VALUE - MARKET	47,250
TOTAL MARKET VALUE	87,742
SOH/AGL Deduction	58,268
ASSESSED VALUE	29,474
TOTAL EXEMPTION VALUE	WX HX HB 29,474
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	87,742
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412678	XFOB	21,600	01/04/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1684/0470	5/31/2009	CD	U	I	40	60,000
GRANTOR: KNOUSE EDWIN & DEBORA						
GRANTEE: BLOUNT JERRY & PATR						
1596/0790	12/09/2008	WD	U	I	07	100
GRANTOR: DODD LORI ANN						
GRANTEE: KNOUSE EDWIN M & DE						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W20 BAS=[YR=1993] W60 S24 E60 N24$ S24 E20 N24$
.

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	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	1988	1988	3	20	288	
2	1242	WD DECK A	0	100	8	6	48.00	SF	10.00	10.00	100	1990	1990	3	20	96	

LAND DESCRIPTION

TOTAL OB/XF 384

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	1.05	AC		1.00	1.00	1.00	45,000.00	45,000.00	47,250							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.05 Total Land Value: 47,250 Market: 0 Agricultural: 0 Common: 47,250 PRINTED 07/30/2025 BY SYS