PT LOT 13
IN OR 2532/973
(EX PT IN OR 2473/608)

AUTON KATHY R & ATLAS G
7422 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2025

05-2S-23-1500-0013-0010

BUILDING CHARACTERISTICS

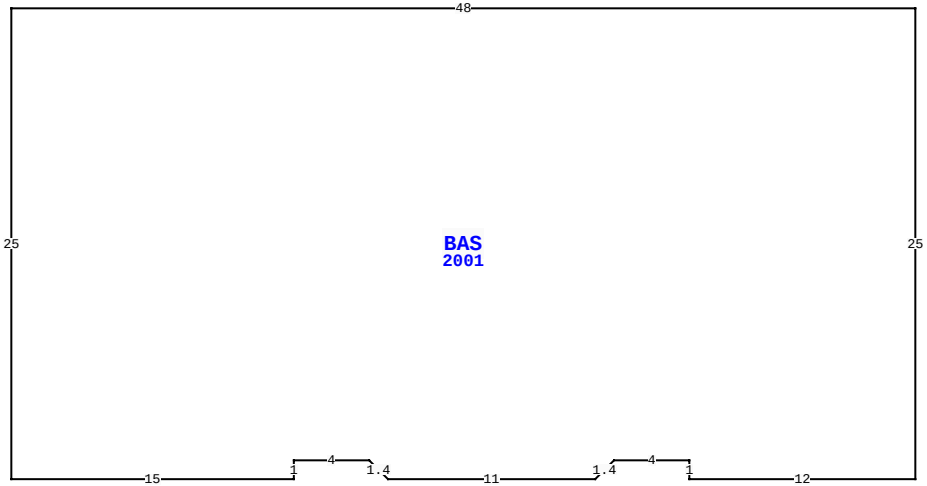
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,191	100	2001	1,191	35,330
TOTALS	1,191			1,191	35,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,191	123.6000	98.88	117,766	1984	1989	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1191 HX Base Yr



7430 HORSESHOE CIR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
2	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1998	1998	3	20	128	
3	0940	SHEDS/PORT	0	0	12	12	144.00	SF	21.30	21.30	100	1982	1982	3	20	613	
4	0680	POLE SHED	0	0	10	9	90.00	SF	10.00	10.00	100	2003	2003	3	30	270	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	35,330
TOTAL MARKET OB/XF VALUE	2,901
TOTAL LAND VALUE - MARKET	40,500
TOTAL MARKET VALUE	78,731
SOH/AGL Deduction	14,210
ASSESSED VALUE	64,521
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,521
TOTAL JUST VALUE	78,731
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005933	CO ISSUED	0	04/18/2022
22001474	MH MOVE-ON	0	01/25/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2532/0973	1/24/2022	QC	U	I	11	100
GRANTOR: AUTON KATHY R & ATLAS						
GRANTEE: AUTON KATHY RENEE &						
2473/0602	6/24/2021	QC	U	I	11	100
GRANTOR: AUTON KATHY R & WILLI						
GRANTEE: AUTON KATHY R & ATL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W48 S25 E15 N1 E4 D1 R1 E11 R1 U1 E4 S1 E12 N25$.

LAND DESCRIPTION

TOTAL OB/XF 2,901

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	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	0.90	45,000.00	40,500.00	40,500							

REVIEW DATE 05/17/2022 BY TW Total Acres: 1.00 Total Land Value: 40,500 Market: 0 Agricultural: 0 Common: 40,500 PRINTED 07/30/2025 BY SYS