



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

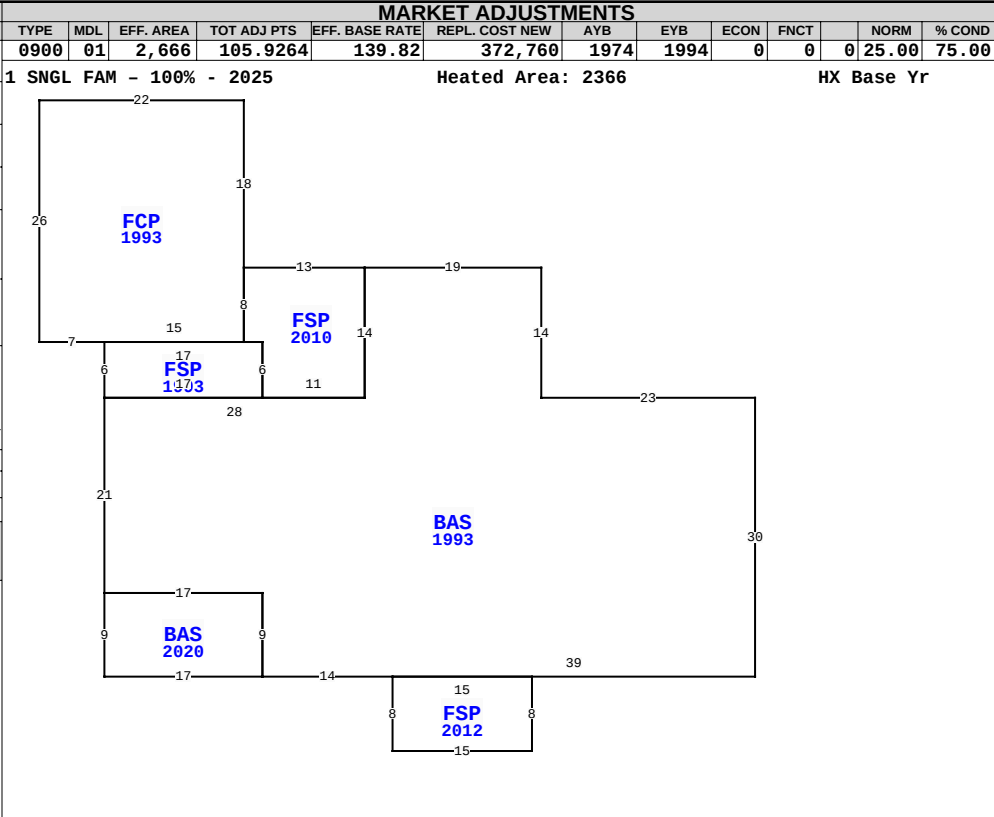
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,213	100	1993	2,213	232,067
BAS	153	100	2020	153	16,044
FCP	572	25	1993	143	14,996
FSP	102	40	1993	41	4,300
FSP	170	40	2010	68	7,131
FSP	120	40	2012	48	5,033

TOTALS	3,330			2,666	279,570
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0681	POLE SHED	0	100	24	20	480.00	SF	15.00	15.00	
3	0812	CONCRETE C	0	100	0	0	1,141.00	SF	4.00	4.00	
4	0681	POLE SHED	0	100	24	10	240.00	SF	15.00	15.00	
5	0811	CONCRETE B	0	100	0	0	740.00	SF	5.20	5.20	
6	0681	POLE SHED	0	100	40	28	1,120.00	SF	15.00	15.00	
7	0462	ST/AL FNC	0	100	144	4	576.00	SF	10.00	10.00	
8	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	
9	1127	BRICK 8"	0	100	0	0	48.00	SF	11.00	11.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000100	C	RES	100		OR	0.00	0.00	4.90	AC	1.00

REVIEW DATE	12/03/2020	BY	TW
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6400 HORSESHOE CIR, BRYCEVILLE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/09/2025
	INC DATE		AG DATE	MLU

TOTAL OB/XF											
27,986											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000100	C	RES	100		OR	0.00	0.00	4.90	AC	1.00

TOTAL OB/XF											
27,986											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000100	C	RES	100		OR	0.00	0.00	4.90	AC	1.00

Market:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 3	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			299,789
TOTAL MARKET OB/XF VALUE			27,986
TOTAL LAND VALUE - MARKET			147,000
TOTAL MARKET VALUE			474,775
SOH/AGL Deduction			0
ASSESSED VALUE			474,775
TOTAL EXEMPTION VALUE	13	474,775	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			474,775
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			439,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2510/0917	10/29/2021	SW	Q	I	01	402,000	
GRANTOR: NATIONAL RESIDENTIAL							
GRANTEE: TODD ANDREW JOSEPH							
2510/0914	10/29/2021	WD	U	I	37	402,000	
GRANTOR: HASSED DAVID & ANTONI							
GRANTEE: NATIONAL RESIDENTIA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W23 N14 W19 FSP=[YR=2010] W13 FCP=[YR=1993] N18 W22 S26 E7 FSP=[YR=1993] S6 E17 N6 W17\$ E15 N8\$ S8 E2 S6 E11 N14\$ S14 W28 S21 BAS=[YR=2020] S9 E17 N9 W17\$ E17 S9 E14 FSP=[YR=2012] S8 E15 N8 W15\$ E39 N30\$.											

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 3											
ELEMENT		CD		25		MOD METAL 100		6500		01		384		58.1900		21.53		8,268		2008		2008		0		0		22.00		78.00	
Exterior Wall		03		GABLE/HIP 100		2		GARAGE RES - 100%		- 2025		Heated Area: 384		HX Base Yr		VALUATION BY		STANDARD		Tax Group: 6		Tax Dist:		BUILDING MARKET VALUE		299,789		TOTAL MARKET OB/XF VALUE		27,986	
Roof Structur		12		MODULAR MT 100		N/A 100		03		CONC FINSH 100		99		N/A 100		N/A 100		0		100		0		100		0		100		0	
Interior Wall		03		CONC FINSH 100		99		N/A 100		N/A 100		0		100		0		100		0		100		0		100		0		100	
Interior Floo		03		CONC FINSH 100		99		N/A 100		N/A 100		0		100		0		100		0		100		0		100		0		100	
Air Condition		99		N/A 100		N/A 100		0		100		0		100		0		100		0		100		0		100		0		100	
Heating Type		03		MASONRY 100		0		100		0		100		0		100		0		100		0		100		0		100		0	
Bedrooms		03		MASONRY 100		0		100		0		100		0		100		0		100		0		100		0		100		0	
Bathrooms		03		MASONRY 100		0		100		0		100		0		100		0		100		0		100		0		100		0	
Frame		03		MASONRY 100		0		100		0		100		0		100		0		100		0		100		0		100		0	
Stories		03		MASONRY 100		0		100		0		100		0		100		0		100		0		100		0		100		0	
Units		03		MASONRY 100		0		100		0		100		0		100		0		100		0		100		0		100		0	
Occupancy		03		MASONRY 100		0		100		0		100		0		100		0		100		0		100		0		100		0	
		03		MASONRY 100		0		100		0		100		0		100		0		100		0		100		0		100		0	
		03		MASONRY 100		0		100		0		100		0		100		0		100		0		100		0		100		0	
		03		MASONRY 100		0		100		0		100		0		100		0		100		0		100		0		100		0	
		03		MASONRY 100		0		100		0		100		0		100		0		100		0		100		0		100		0	
		03		MASONRY 100		0		100		0		100		0		100		0		100		0		100		0		100		0	
		03		MASONRY 100		0		100		0		100		0		100		0		100		0		100		0		100		0	
		03		MASONRY 100		0		100		0		100		0		100		0		100		0		100		0		100		0	
		03		MASONRY 100		0		100		0		100		0		100		0		100		0		100		0		100		0	
		03		MASONRY 100		0		100		0		100		0		100		0		100		0		100		0		100		0	
		03		MASONRY 100		0		100		0		100		0		100		0		100		0		100		0		100		0	
		03		MASONRY 100		0		100		0																					

[illegible]