PT OF NE1/4 OF SE1/4
PT OF OR 519 PG 1245

WAITE HAROLD A & VALERIE J
6612 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2025

06-2S-23-0000-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

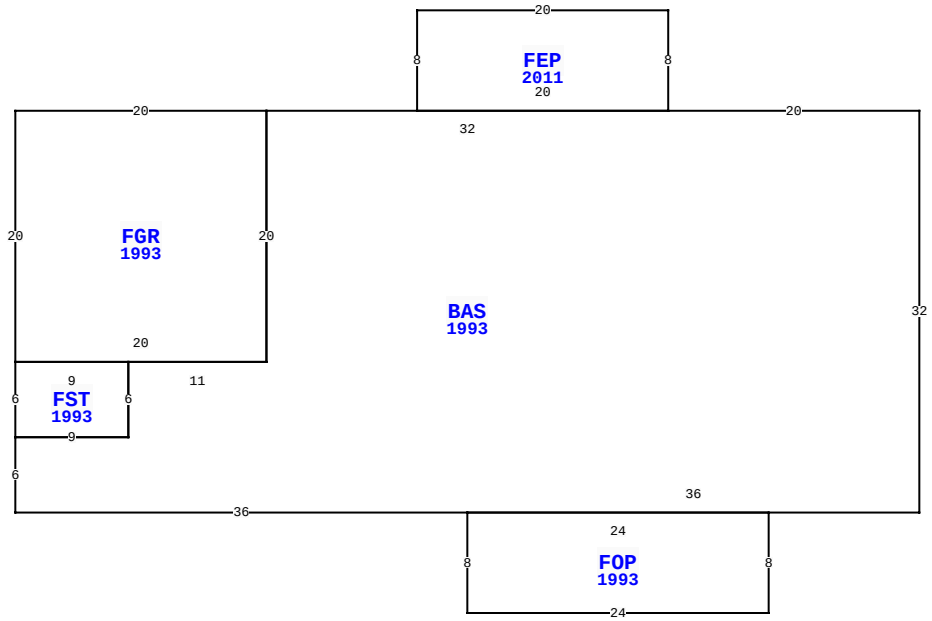
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,850	100	1993	1,850	206,608
FEP	160	80	2011	128	14,295
FGR	400	55	1993	220	24,569
FOP	192	30	1993	58	6,477
FST	54	55	1993	30	3,351
TOTALS	2,656			2,286	255,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,286	130.6193	130.62	298,597	1990	1995	0	0	0	14.50	85.50

1 SINGLE FAM – 100% - 0 Heated Area: 1850 HX Base Yr



6612 HORSESHOE CIR, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		255,300
TOTAL MARKET OB/XF VALUE		8,956
TOTAL LAND VALUE - MARKET		77,400
TOTAL MARKET VALUE		341,656
SOH/AGL Deduction		196,818
ASSESSED VALUE		144,838
TOTAL EXEMPTION VALUE	DX HX HB	55,722
BASE TAXABLE VALUE		89,116
TOTAL JUST VALUE		341,656
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0519/1245	6/11/1987	MS	U	V		12,000

GRANTOR: FOURAKER DAVID & J
GRANTEE: WAITE HAROLD & V J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FEP=[YR=2011] N8 W20 S8 E20$W32
FGR=[YR=1993] W20 S20 FST=[YR=1993] S6 E9 N6 W9$ E20 N20$ S20 W11 S6 W9 S6 E36 FOP=[YR=1993] S8 E24 N8 W24$ E36 N32$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0810	CONCRETE A	0	100	0	0	361.00	SF	6.50	6.50	100	1991	1991	3	59.5	1,396	
3	0681	POLE SHED	0	100	70	25	1,750.00	SF	15.00	15.00	100	1991	1991	3	20	5,250	

LAND DESCRIPTION

TOTAL OB/XF 8,956

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	1.72	AC		1.00	1.00	1.00	45,000.00	45,000.00	77,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.72 Total Land Value: 77,400 Market: 0 Agricultural: 0 Common: 77,400 PRINTED 07/30/2025 BY SYS