PT NE1/4 OF SE1/4 OF
SEC 6-2S-23E & PT GOVT LOT 5
OF SEC 5-2S-23E IN

WATSON TINA MARIE
6670 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2025

06-2S-23-0000-0004-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

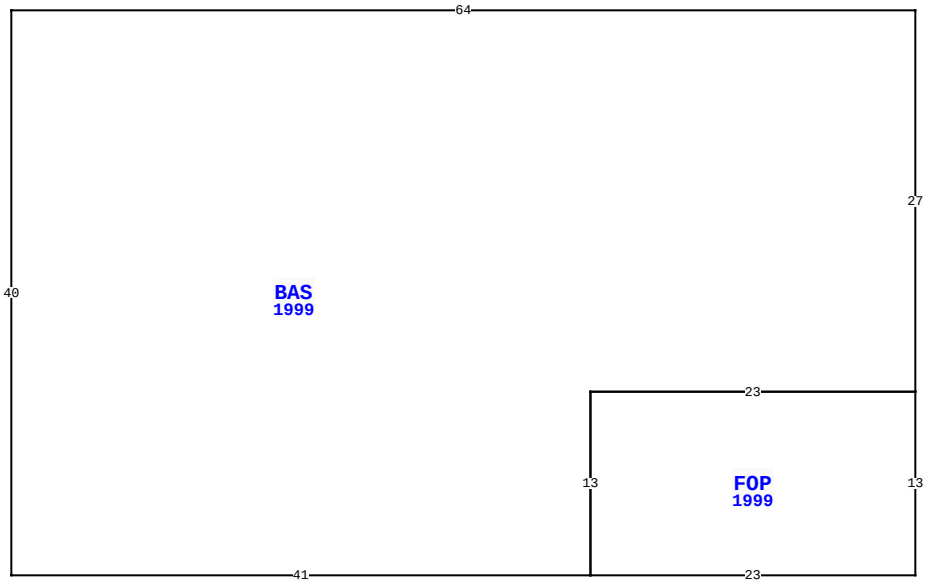
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,261	100	1999	2,261	109,748
FOP	299	30	1999	90	4,368
TOTALS	2,560			2,351	114,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,351	135.9600	115.57	271,705	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2000 Heated Area: 2261 HX Base Yr 2000



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

6670 HORSESHOE CIR, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		114,116
TOTAL MARKET OB/XF VALUE		10,336
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		194,452
SOH/AGL Deduction		89,713
ASSESSED VALUE		104,739
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		54,017
TOTAL JUST VALUE		194,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992691	MH MOVE-ON	0	01/05/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2029/0834	4/17/2015	QC	U	I	11	100
GRANTOR: WATSON LAMAR M JR						
GRANTEE: WATSON TINA MARIE						
0885/1134	4/20/1999	WD	U	V	07	100
GRANTOR: HORTON RONALD K & JUL						
GRANTEE: WATSON LAMAR M & TI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W64 S40 E41 FOP=[YR=1999] E23 N13 W23 S13$ N13 E23 N27$.

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	16	10	160.00	SF	10.00	10.00	100	2001	2001	3	20	320	
2	0510	GARAGE WD-	0	100	40	23	920.00	SF	35.00	35.00	100	2001	2001	3	28	9,016	
3	0681	POLE SHED	0	100	34	7	238.00	SF	15.00	15.00	100	2001	2001	3	28	1,000	

LAND DESCRIPTION

TOTAL OB/XF 10,336

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS