PT OF S1/2 EAST OF COUNTY R/W
IN OR 2258/1805
ESMT OR 2287/467

JEFFORDS DALTON R & KASSIDY B
5795 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2025

07-2S-23-0000-0004-0100

BUILDING CHARACTERISTICS

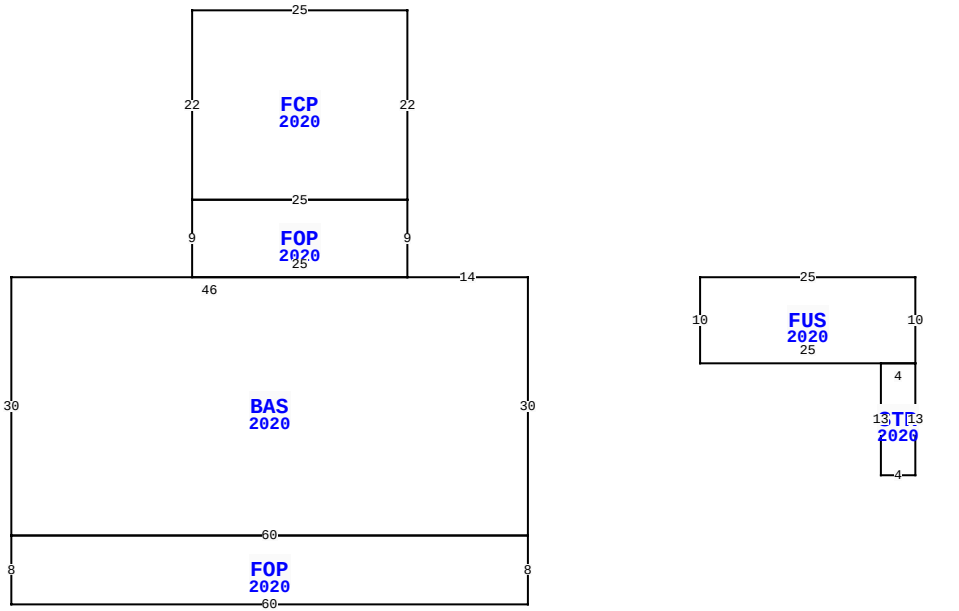
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	04	C ABOVE GD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,800	100	2020	1,800	280,132
FCP	550	25	2020	138	21,477
FOP	225	30	2020	68	10,582
FOP	480	30	2020	144	22,411
FUS	250	100	2020	250	38,907
STR	52	10	2020	5	778
TOTALS	3,357			2,405	374,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,405	119.8785	158.24	380,567	2020	2020	0	0	0	1.65	98.35

1 SNGL FAM – 100% - 2023 Heated Area: 2050 HX Base Yr 2023



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

5781 HORSESHOE CIR, BRYCEVILLE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	374,288
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	419,288
SOH/AGL Deduction	43,974
ASSESSED VALUE	375,314
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	324,592
TOTAL JUST VALUE	419,288
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	369,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240013285	30X50 ENCLOSED ME	97,275	11/27/2024
20006761	CO ISSUED	0	07/31/2020
19004275	NEW CONSTR	281,846	04/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2258/1805	3/02/2019	WD	U	V	11	100

GRANTOR: WARD LINDA M & ROBERT

GRANTEE: JEFFORDS DALTON R &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FOP=[YR=2020] N9 FCP=[YR=2020] N22 W25 S22 E25$ W25 S9 E25$ W46 S30 FOP=[YR=2020] S8 E60 N8 W60$ E60 N30$ PTR=E20 FUS=[YR=2020] E25 S10 STR=[YR=2020] S13 W4 N13 E4$ W25 N10$ W20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/04/2025 BY WW Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS