

LOT 16
IN OR 1753/1808
R787759 & R787760

SPIRES ROBERT KEITH
7143 HORSESHOE CIR
BRYCEVILLE, FL 32009

2025

09-1N-25-026C-0016-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6														
Exterior Wall	30	VINYL 100	0800	02	2,776	125.2000	106.42	295,422	1999	2005	0	0	0	46.00	54.00	VALUATION SUMMARY													
Roof Structure	03	GABLE/HIP 100	1 M/H 94+ - 0% - 0													Heated Area: 1800													
Roof Cover	12	MODULAR MT 100														HX Base Yr													
Interior Wall	05	DRYWALL 100															VALUATION BY								STANDARD				
Interior Floor	13	LVT/LAMMT 60															Tax Group: 6								Tax Dist:				
Interior Floor	11	CLAY TILE 40															BUILDING MARKET VALUE								159,528				
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE								40,499				
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET								50,000				
Bedrooms	3	100															TOTAL MARKET VALUE								250,027				
Bathrooms	2	100															SOH/AGL Deduction								22,992				
Frame	02	WOOD FRAME 100															ASSESSED VALUE								227,035				
Stories	1.	1. 100															TOTAL EXEMPTION VALUE								0				
Units	0	100															BASE TAXABLE VALUE								227,035				
Quality			03	Quality Level 03												TOTAL JUST VALUE				250,027									
DOR CODE			0200 MOBILE HOME												NCON VALUE				0										
MAP NUM			MKT AREA												INCOME VALUE														
NEIGHBORHOOD/LOC			8001.00												PREVIOUS YEAR MKT VALUE				237,494										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,800	100	1993	1,800	103,440																								
FCP	504	25	2022	126	7,241																								
FCP	800	25	2023	200	11,493																								
FCP	1,080	25	2024	270	15,516																								
FOP	924	30	2022	277	15,918																								
FOP	256	30	2023	77	4,425																								
UST	48	55	2022	26	1,494																								
TOTALS	5,412			2,776	159,528																								
EXTRA FEATURES						44204 CROSS CREEK BLVD, CALLAHAN																							
L N	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	1999	1999	3	81	2,835													
2	0812	CONCRETE C	0	0	0	0	1,530.00	SF	3.00	3.00	100	2003	2003	3	82	3,764													
3	0810	CONCRETE A	0	0	0	0	986.00	SF	4.88	4.88	100	2011	2011	3	91	4,374													
4	0475	VF 4 SBPL	0	0	0	0	228.00	LF	14.00	14.00	100	2011	2011	3	78	2,490													
5	0469	VF LATTIC	0	0	0	0	228.00	SF	2.75	2.75	100	2011	2011	3	78	489													
6	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2011	2011	3	78	234													
7	0811	CONCRETE B	0	0	0	0	1,180.00	SF	5.20	5.20	100	2020	2020	3	98	6,013													
8	0510	GARAGE WD-	0	0	40	14	560.00	SF	35.00	35.00	100	2020	2020	3	90	17,640													
9	0680	POLE SHED	0	0	40	7	280.00	SF	10.00	10.00	100	2022	2022	3	95	2,660													
TOTAL OB/XF 40,499																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000100	C	RES	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000												
REVIEW DATE 02/01/2023 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS																													