PT OF SEC 33 & 37
IN OR 451 PG 472
EX 5-1 5-2 5-3 6-8 & 5-4

PRINGLE LUTHER H & MARY M
8254 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2025

33-1S-23-0000-0005-0000

BUILDING CHARACTERISTICS

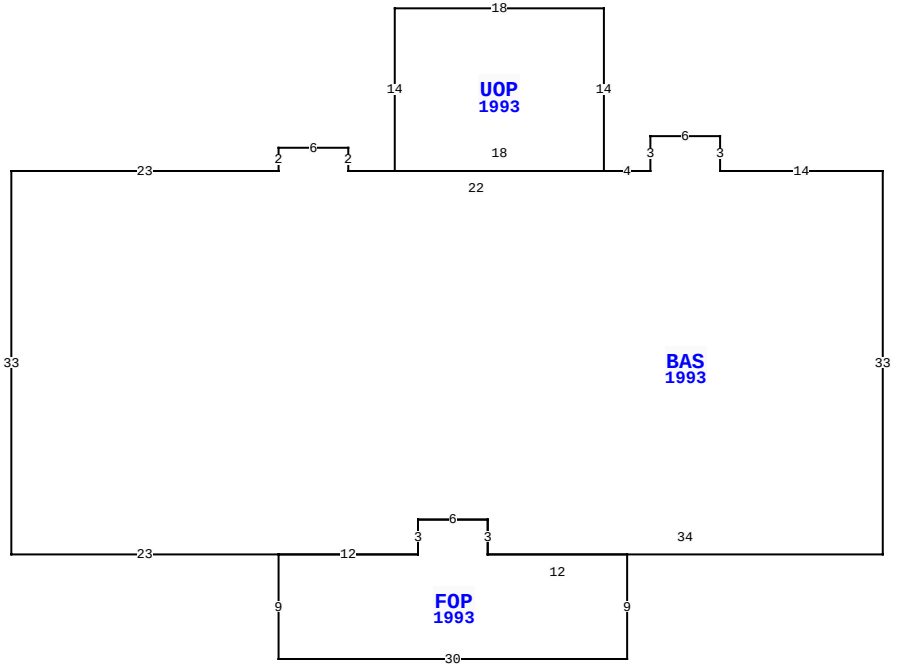
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		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	2,487	100	1993	2,487	242,026
FOP	288	30	1993	86	8,370
UOP	252	20	1993	50	4,866
TOTALS	3,027			2,623	255,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,623	91.5840	120.89	317,094	1993	1998	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 2019 Heated Area: 2487 HX Base Yr



8254 HORSESHOE CIR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		255,261
TOTAL MARKET OB/XF VALUE		5,285
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		330,546
SOH/AGL Deduction		13,140
ASSESSED VALUE		317,406
TOTAL EXEMPTION VALUE	13	317,406
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		330,546
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1800514	REPAIR/RRF	8,000	01/19/2018
93495	NEW CONSTR	0	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0451/0472	4/01/1985	WD	U	V		25,000
GRANTOR:						
GRANTEE:						
0218/0678	1/01/1976	WD	Q	V		50,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 N3 W6 S3 W4 UOP=[YR=1993] N14 W18 S14 E18$ W22 N2 W6 S2 W23 S33 E23 FOP=[YR=1993] S9 E30 N9 W12 N3 W6 S3 W12$ E12 N3 E6 S3 E34 N33$.

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	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1990	1990	3	20	384	
2	0681	POLE SHED	0	100	16	8	128.00	SF	15.00	15.00	100	1990	1990	3	20	384	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
4	0810	CONCRETE A	0	100	16	30	480.00	SF	6.50	6.50	100	1993	1993	3	64	1,997	

LAND DESCRIPTION

TOTAL OB/XF 5,285

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 05/12/2019 BY KBA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS