PT OF SE1/4 OF NW1/4
IN OR 2741/148
EX R/W OR 578/1184

FLORES ALBERTINA MARQUES/TEEL MARIAN ET AL
7105 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2026

05-2S-23-0000-0002-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

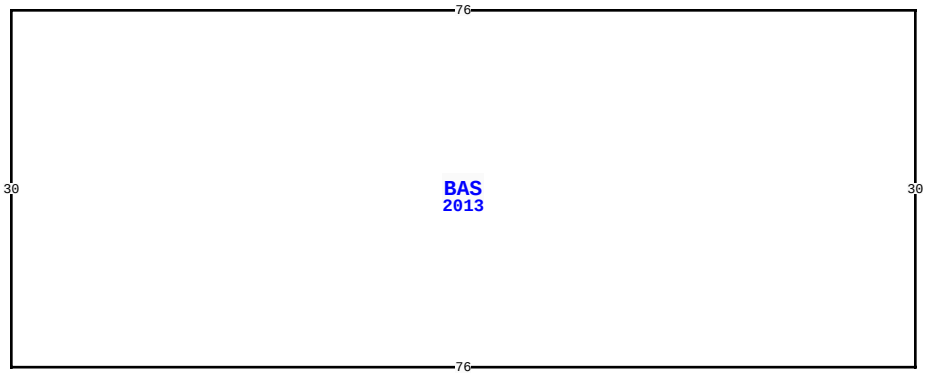
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2013	2,280	187,877
TOTALS	2,280			2,280	187,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	134.6400	121.18	276,290	2013	2013	0	0	0	32.00	68.00

1 M/H 94+ 33% - 2026 Heated Area: 2280 HX Base Yr 2026



7105 HORSESHOE CIR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		187,877
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,944
TOTAL MARKET VALUE		242,821
SOH/AGL Deduction		0
ASSESSED VALUE		242,821
TOTAL EXEMPTION VALUE	HA HAB	51,411
BASE TAXABLE VALUE		191,410
TOTAL JUST VALUE		242,821
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C135504	CO ISSUED	0	10/24/2013
13139490	CO ISSUED	0	09/01/2013
M138759	H/AC	0	09/01/2013
MH135504	MH MOVE-ON	0	09/01/2013
MH003243	MH MOVE-ON	0	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2741/148	9/27/2024	WD	Q	I	01	265,000
GRANTOR: COURSON KRISTY LEE &						
GRANTEE: FLORES ALBERTINA MA						
1876/1688	8/28/2013	WD	U	I	11	100
GRANTOR: COURSON KRISTY LEE &						
GRANTEE: COURSON KRISTY LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W76 S30 E76 N30$.

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	33	0006	OR	0.00	0.00	2.02	AC		1.00	1.00	0.80	34,000.00	27,200.00	54,944							

REVIEW DATE 03/26/2025 BY WWA Total Acres: 2.02 Total Land Value: 54,944 Market: 0 Agricultural: 0 Common: 54,944 PRINTED 07/09/2026 BY SYS