



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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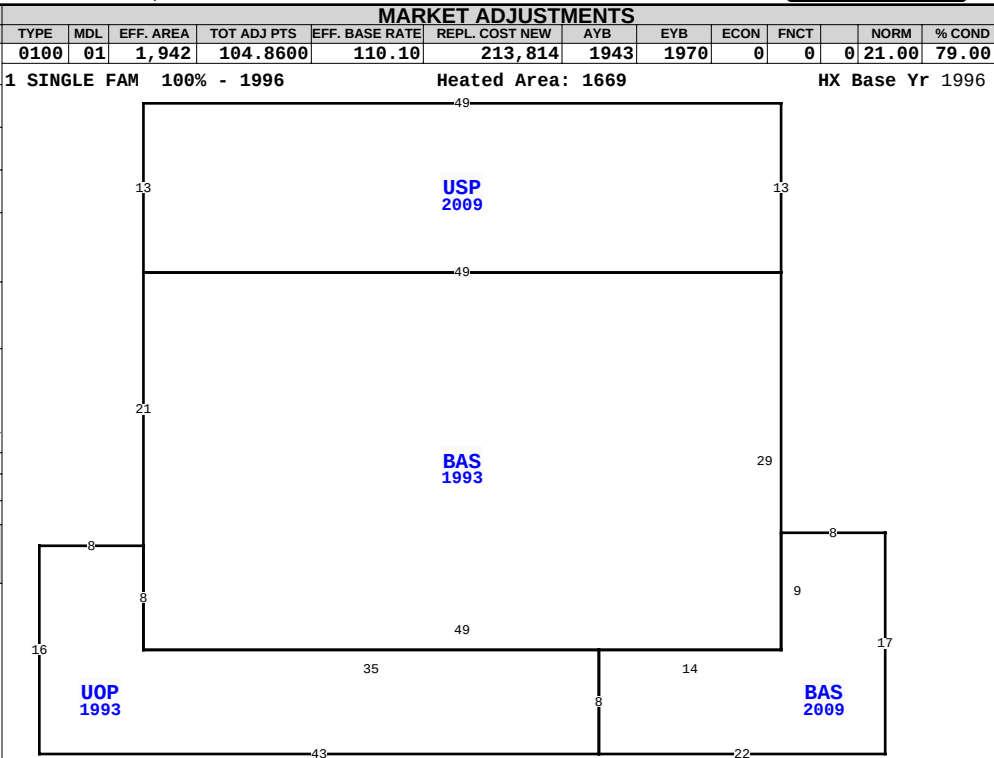
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,421	100	1993	1,421	123,597
BAS	248	100	2009	248	21,571
UOP	408	20	1993	82	7,132
USP	637	30	2009	191	16,613

TOTALS	2,714			1,942	168,913
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0510	GARAGE WD-	0	100	19	30	570.00	SF	35.00
2	0510	GARAGE WD-	0	100	24	11	264.00	SF	28.00
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	6.73

REVIEW DATE	01/01/2023	BY	CD
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6844 HORSESHOE CIR, BRYCEVILLE	BLD DATE	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0510	GARAGE WD-	0	100	19	30	570.00	SF	35.00	35.00	100	1970	1970	3	20	3,990	
2	0510	GARAGE WD-	0	100	24	11	264.00	SF	28.00	28.00	100	2005	2005	3	32	2,365	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2010	2010	04	85	42,500	

TOTAL OB/XF										48,855			
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE		
06 OR	0.00	0.00	6.73	AC		1.00	1.00	1.00	21,000.00	21,000.00	141,330		

Total Acres: 6.73	Total Land Value: 141,330	Market: 0	Agricultural: 0	Common: 141,330
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		218,934	
TOTAL MARKET OB/XF VALUE		48,855	
TOTAL LAND VALUE - MARKET		141,330	
TOTAL MARKET VALUE		409,119	
SOH/AGL Deduction		195,618	
ASSESSED VALUE		213,561	
TOTAL EXEMPTION VALUE		HX HB WX	56,411
BASE TAXABLE VALUE		157,090	
TOTAL JUST VALUE		409,119	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		378,341	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22870	SWIM POOL	19,000	09/01/2009

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0709/1573	7/22/1994	WD	Q	I	05	51,800			
GRANTOR: SEABOARD EMPLOYEES CU									
GRANTEE: YOUNG KATHERINE L S									
0696/1024	1/19/1994	CT	U	I	14	100			
GRANTOR: CLERK OF COURT									
GRANTEE: SEABOARD EMPLOYEES									

BUILDING NOTES									
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BUILDING DIMENSIONS									
USP=[YR=2009] W49 S13 BAS=[YR=1993] S21 UOP=[YR=1993] W8 S16 E43 BAS=[YR=2009] E22 N17 W8 S9 W14 S8\$ N8 W35 N8\$ S8 E49 N29 W49\$ E49 N13\$.									

[illegible]