LOT 24
IN OR 2844/1509
EX R/W OR 578/1147

KIRKLAND HARRY & LILY ANN L/E/
7284 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2026

05-2S-23-1500-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

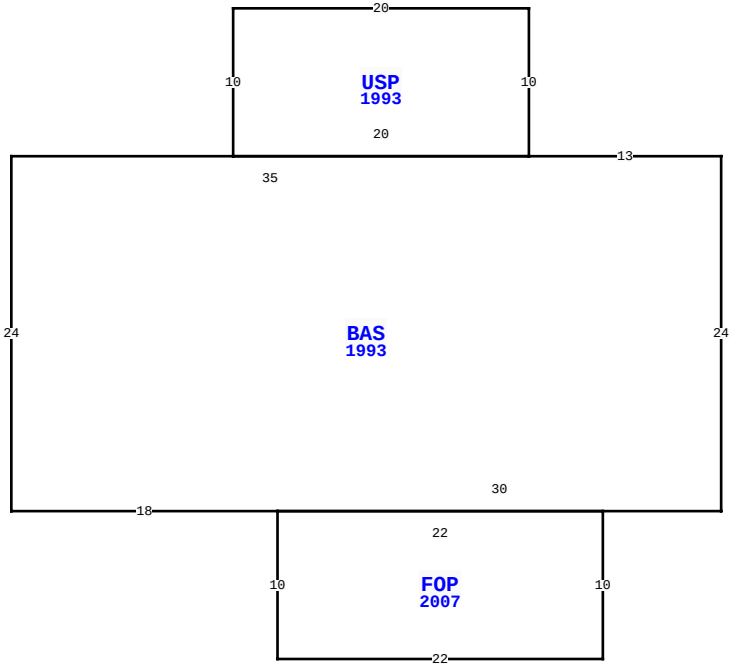
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	35,310
FOP	220	30	2007	66	2,023
USP	200	50	1993	100	3,065
TOTALS	1,572			1,318	40,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,318	120.2000	102.17	134,660	1977	1985	0	0	0	70.00	30.00

1 M/H 93- 0% - 2024 Heated Area: 1152 HX Base Yr



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

7284 HORSESHOE CIR, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	40,398
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	47,200
TOTAL MARKET VALUE	87,598
SOH/AGL Deduction	2,084
ASSESSED VALUE	85,514
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,514
TOTAL JUST VALUE	87,598
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2844/1509	1/29/2026	SW	U	I	11	100
GRANTOR: KIRKLAND HARRY & LILY						
GRANTEE: KIRKLAND JONATHAN G						
2650/506	6/26/2023	WD	U	I	37	45,000
GRANTOR: ACTON CHERYL ANN ET A						
GRANTEE: KIRKLAND HARRY & LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 USP=[YR=1993] N10 W20 S10 E20$ W35 S24 E18
FOP=[YR=2007] S10 E22 N10 W22$ E30 N24$.

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	0	0006	OR	0.00	0.00	1.18	AC		1.00	1.00	1.00	40,000.00	40,000.00	47,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.18 Total Land Value: 47,200 Market: 0 Agricultural: 0 Common: 47,200 PRINTED 07/09/2026 BY SYS