PT NE1/4 OF NE1/4
SEC 7-2S-23E IN OR 2639/1730
(EX PT IN OR 2750/414)

HARTIN ERIC A & BRANDI M
6210 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2026

07-2S-23-0000-0001-0010

BUILDING CHARACTERISTICS

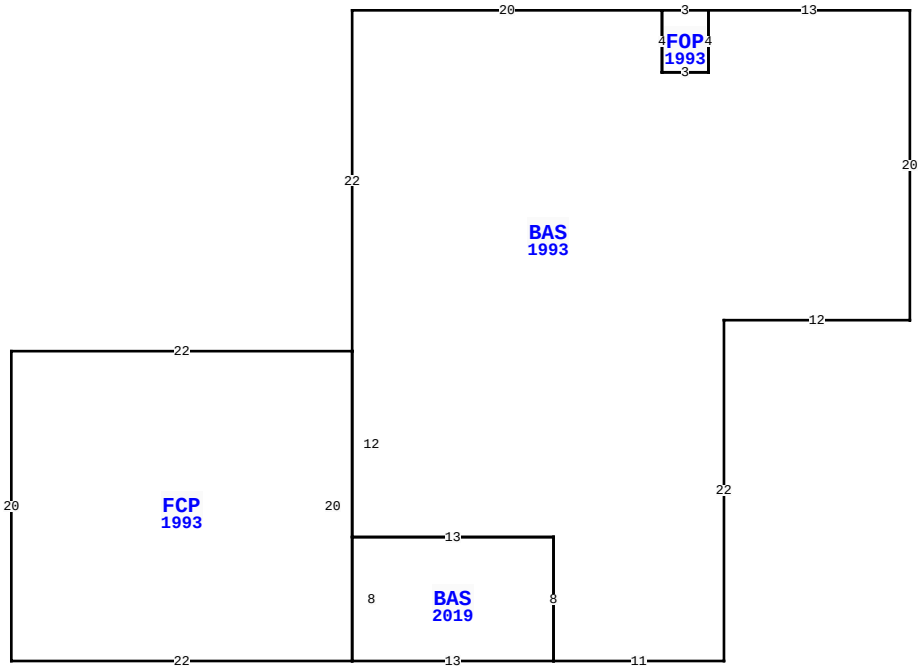
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,132	100	1993	1,132	106,450
BAS	104	100	2019	104	9,780
FCP	440	25	1993	110	10,344
FOP	12	30	1993	4	376
TOTALS	1,688			1,350	126,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,350	114.8160	120.56	162,756	1938	1965	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2025 Heated Area: 1236 HX Base Yr 2025



6210 HORSESHOE CIR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	126,950
TOTAL MARKET OB/XF VALUE	5,894
TOTAL LAND VALUE - MARKET	46,400
TOTAL MARKET VALUE	179,244
SOH/AGL Deduction	0
ASSESSED VALUE	179,244
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	127,833
TOTAL JUST VALUE	179,244
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P025377	MH MOVE-ON	0	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2639/1730	5/15/2023	WD	U	I	11	100
GRANTOR: TRAVIS BRUCE & SUSAN						
GRANTEE: HARTIN ERIC A & BRA						
1880/0754	9/16/2013	WD	U	I	11	100
GRANTOR: TRAVIS ELEANOR						
GRANTEE: TRAVIS BRUCE & SUSA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FOP=[YR=1993] W3 S4 E3 N4$ S4 W3N4 W20 S22
FCP=[YR=1993] W22 S20 E22 BAS=[YR=2019] E13 N8 W13 S8$ N20$
S12 E13 S8 E11 N22 E12 N20$.

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	0510	GARAGE WD-	0	100	20	24	480.00	SF	35.00	35.00	100	1980	1980	3	20	3,360	
2	0681	POLE SHED	0	100	24	11	264.00	SF	15.00	15.00	100	2013	2013	3	64	2,534	

LAND DESCRIPTION

TOTAL OB/XF 5,894

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	1.16	AC		1.00	1.00	1.00	40,000.00	40,000.00	46,400							

REVIEW DATE 12/03/2024 BY WWA Total Acres: 1.16 Total Land Value: 46,400 Market: 0 Agricultural: 0 Common: 46,400 PRINTED 07/09/2026 BY SYS