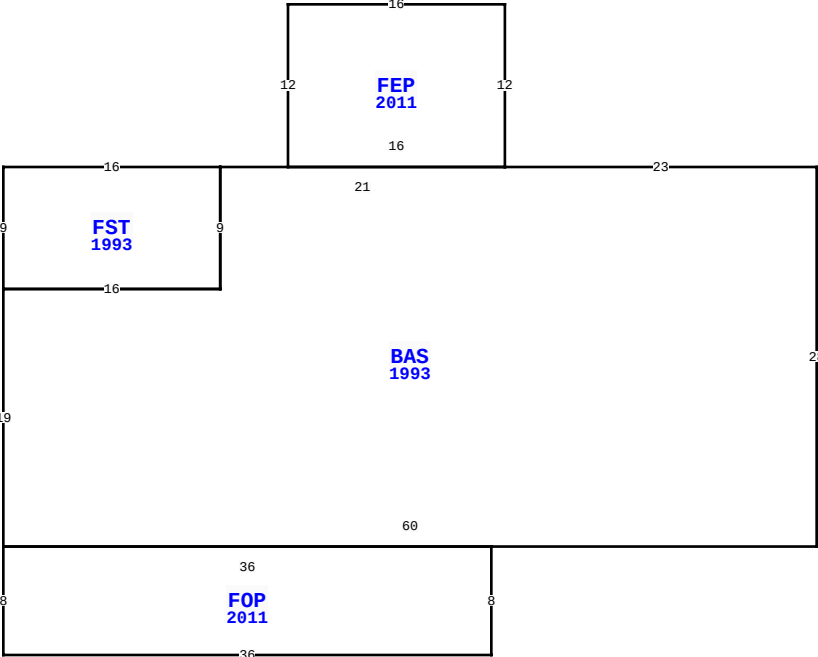


BRADDOCK DWIGHT & JOAN D
6156 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

07-2S-23-0000-0001-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY														
Exterior Wall	19	COMMON BRK 100								0100	01	1,855	122.5000	128.62	238,590	1973	1983	0	0	0	31.00	69.00	VALUATION BY STANDARD														
Roof Structure	03	GABLE/HIP 100								1 SINGLE FAM 100% - 0										Heated Area: 1536 HX Base Yr 1982										Tax Group: 6 Tax Dist:							
Roof Cover	12	MODULAR MT 100																		BUILDING MARKET VALUE										164,627							
Interior Wall	04	PLYWOOD 50																		TOTAL MARKET OB/XF VALUE										10,240							
Interior Wall	05	DRYWALL 50																		TOTAL LAND VALUE - MARKET										162,220							
Interior Floor	14	CARPET 70																		TOTAL MARKET VALUE										196,020							
Interior Floor	08	SHT VINYL 30																		SOH/AGL Deduction										87,502							
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										108,518							
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										HX HB 51,411							
Bedrooms		3 100																		BASE TAXABLE VALUE										57,107							
Bathrooms		2 100								TOTAL JUST VALUE										337,087																	
Frame Stories Units	03	MASONRY 100								NCON VALUE										0																	
	1.	1. 100								INCOME VALUE																											
		0 100								PREVIOUS YEAR MKT VALUE										348,062																	
BUD8 Adjustme Occupancy	06	DIST 1D 100																																			
	00	NONE 100																																			
Quality		03	Quality Level 03																																		
DOR CODE		5000 IMPROVED AG																																			
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	1,536	100	1993	1,536	136,316																																
FEP	192	80	2011	154	13,667																																
FOP	288	30	2011	86	7,632																																
FST	144	55	1993	79	7,011																																
TOTALS		2,160			1,855	164,627																															
EXTRA FEATURES					6156 HORSESHOE CIR, BRYCEVILLE										BLD DATE				LGL DATE		05/12/2026		MLU														
															XF DATE				LAND DATE		11/22/2024		KBA														
															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	24	30	720.00	SF	35.00	35.00	100	1978	1978	3	20	5,040																						
2	0681	POLE SHED	0 100	0	0	650.00	SF	15.00	15.00	100	1979	1979	3	20	1,950																						
4	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	1999	1999	3	25	1,250																						
5	0350	CARPOT WD	0 100	20	20	400.00	SF	13.00	13.00	100	1989	1989	3	20	1,040																						
6	0681	POLE SHED	0 100	32	16	512.00	SF	7.50	7.50	100	1999	1999	3	25	960																						
LAND DESCRIPTION																							TOTAL OB/XF 10,240														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
1	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000																				
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	5.82	AC		1.00	1.00	1.00	370.00	370.00	2,153																				
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.82	AC		1.00	1.00	1.00	21,000.00	21,000.00	143,220																				
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 6.82		Total Land Value: 21,153		Market: 143,220		Agricultural: 2,153		Common: 19,000		PRINTED 07/09/2026 BY SYS																					