

RAY BRANDON S
7644 HORSESHOE CIR
BRYCEVILLE, FL 32009

37-1S-23-0000-0006-0160

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2										6	
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		31		HARDIE BRD 100		0800		02		1,875		134.8600		121.37		227,569		2024		2024		0		0		1.00		99.00		VALUATION BY					STANDARD						
Roof Structure		03		GABLE/HIP 100		1		M/H 94+		100% - 2025						Heated Area: 1830														Tax Group: 6					Tax Dist:						
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					279,646						
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					5,760						
Interior Floor		13		LVT/LAMNT 70																										TOTAL MARKET VALUE - MARKET					129,504						
Interior Floor		14		CARPET 30																										TOTAL MARKET VALUE					414,910						
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					68,266						
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					346,644						
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					HX HB 51,411						
Bathrooms				2 100																										BASE TAXABLE VALUE					295,233						
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					414,910						
Stories		1.		1. 100																										NCON VALUE					0						
Units				0 100																										INCOME VALUE											
																														PREVIOUS YEAR MKT VALUE					337,531						
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		1,830		100		2025		1,830		219,886																															
FOP		150		30		2025		45		5,407																															

RAY BRANDON S
7644 HORSESHOE CIR
BRYCEVILLE, FL 32009

37-1S-23-0000-0006-0160

[illegible]