

LOT 2
CONSERVATION ESMT OR 729/723
COUNTRYSIDE ACRES PB 5/287

CLEMMONS KELLEN/BROWN MEAGEN
1250 COUNTRYSIDE ACRES AVE
BRYCEVILLE, FL 32009

2023

17-1S-23-0270-0002-0000



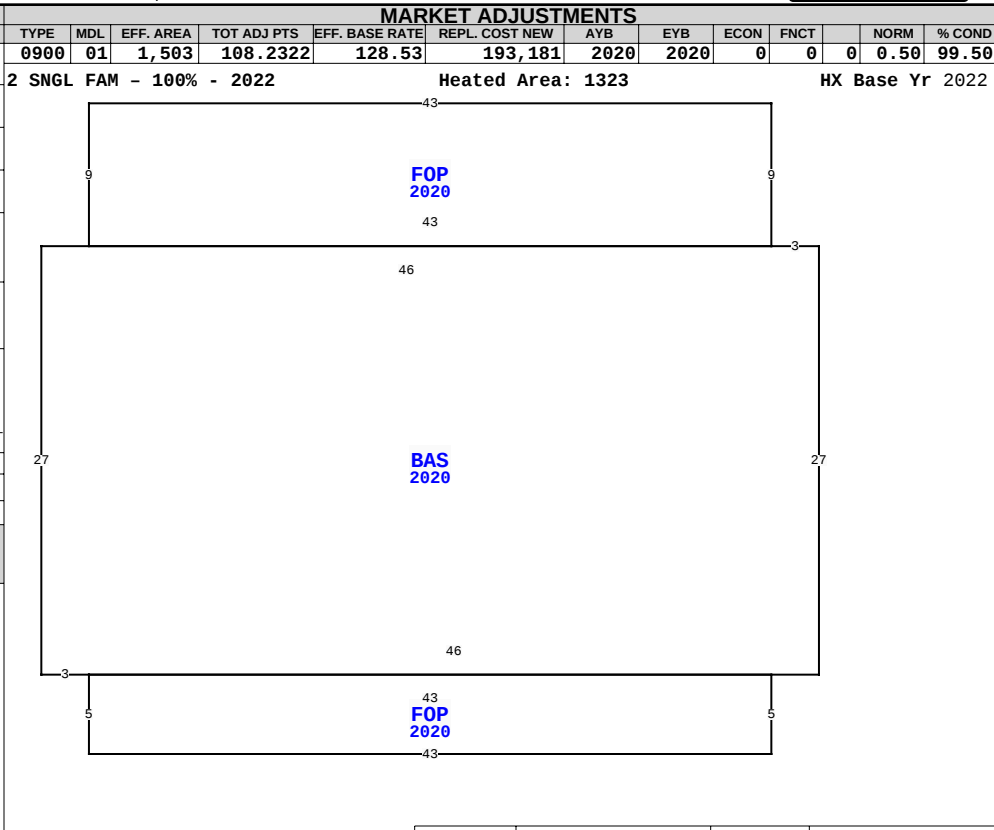
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,323	100	1,323	169,195
FOP	215	30	64	8,185
FOP	387	30	116	14,834
TOTALS	1,925		1,503	192,215

EXTRA FEATURES														
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
6	0810	CONCRETE A	0 100	0	0	500.00	SF	6.50	6.50	100	2020	2020	3	99

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.57	AC		1.00	1.00	1.00



BLD DATE		LGL DATE	06/13/2023	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE		192,215			
TOTAL MARKET OB/XF VALUE		3,218			
TOTAL LAND VALUE - MARKET		47,100			
TOTAL MARKET VALUE		242,533			
SOH/AGL Deduction		25,424			
ASSESSED VALUE		217,109			
TOTAL EXEMPTION VALUE		50,000			
BASE TAXABLE VALUE		167,109			
TOTAL JUST VALUE		242,533			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		210,785			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009376	CO ISSUED	0	10/07/2020
20002455	NEW CONSTR	174,245	03/18/2020
MHU95989	MH MOVE-ON	0	07/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2332/0132	1/10/2020	WD U	I	I	11	100	
GRANTOR: BROWN WALLACE & BETTY							
GRANTEE: CLEMONS KELLEN & ME							
1934/1055	8/01/2014	WD U	I	I	37	17,000	
GRANTOR: STATON BRADLEY							
GRANTEE: BROWN WALLACE & BET							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2020] W3 FOP=[YR=2020] N9 W43 S9 E43\$ W46 S27 E3 FOP=[YR=2020] S5 E43 N5 W43\$ E46 N27\$.														