LOT 6
CONSERVATION ESMT OR 729/723
COUNTRYSIDE ACRES PB 5/287

TATE GREGORY F & BETHANY L
1390 COUNTRYSIDE ACRES
BRYCEVILLE, FL 32009

2023

17-1S-23-0270-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

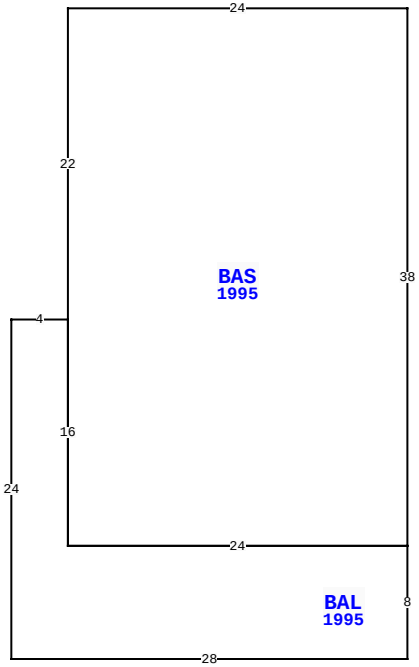
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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
BAL	288	15	43	3,890
BAS	912	100	912	82,510
TOTALS	1,200		955	86,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	955	115.5600	104.29	99,597	1995	1995	0	0	0	13.25	86.75

1 SINGLE FAM – 0% - 0 Heated Area: 912 HX Base Yr



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

1390 COUNTRYSIDE ACRES AVE, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	86,400
TOTAL MARKET OB/XF VALUE	2,621
TOTAL LAND VALUE - MARKET	57,300
TOTAL MARKET VALUE	146,321
SOH/AGL Deduction	21,022
ASSESSED VALUE	125,299
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,299
TOTAL JUST VALUE	146,321
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B94825	NEW CONSTR	37,620	03/01/1994
8036	NEW CONSTR	37,627	04/27/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2405/0894	10/30/2020	WD	Q	I	01	125,000
GRANTOR: MULDER KELLY J & TINA						
GRANTEE: TATE GREGORY F & BE						
1318/0429	5/19/2005	WD	U	I	05	53,100
GRANTOR: JP MORGAN CHASE BANK						
GRANTEE: MULDER KELLY J & TI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W24 S22 BAL=[YR=1995] W4 S24 E28 N8 W24 N16$ S16 E24 N38$.

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	0811	CONCRETE B	0	0	0	0	630.00	SF	5.20	5.20	100	2000	2000	3	80	2,621	

LAND DESCRIPTION

TOTAL OB/XF 2,621

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	SFR	0	0006	OR	0.00	0.00	1.91	AC		1.00	1.00	1.00	30,000.00	30,000.00	57,300							

REVIEW DATE 05/02/2017 BY TWX Total Acres: 1.91 Total Land Value: 57,300 Market: 0 Agricultural: 0 Common: 57,300 PRINTED 08/02/2023 BY SYS