

LUEDTKE TROY & CRYSTAL
1639 COUNTRYSIDE ACRES AVENUE
BRYCEVILLE, FL 32009

17-1S-23-0270-0018-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1												
CONSTRUCTION										VALUATION SUMMARY										STANDARD																						
Exterior Wall		30	VINYL 100							TYPE		MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION BY				STANDARD					
Roof Structur		03	GABLE/HIP 100							0800		02	1,216		122.6000		85.82		104,357		1995		2000		0		0		52.00		48.00		Tax Group: 6				Tax Dist:					
Roof Cover		12	MODULAR MT 100							1 M/H 94+ - 100% - 2001										Heated Area: 1216										HX Base Yr 2001												
Interior Wall		05	DRYWALL 100							16 76 76 16 BAS 1999										BUILDING MARKET VALUE										50,091												
Interior Floo		14	CARPET 90																	TOTAL MARKET OB/XF VALUE										21,013												
Interior Floo		08	SHT VINYL 10																	TOTAL LAND VALUE - MARKET										72,900												
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE										144,004												
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction										81,341												
Bedrooms			2 100							ASSESSED VALUE										62,663																						
Bathrooms			2 100							TOTAL EXEMPTION VALUE										HX HB 37,663																						
Frame		02	WOOD FRAME 100							BASE TAXABLE VALUE										25,000																						
Stories		1.	1. 100							TOTAL JUST VALUE										144,004																						
Units			0 100							NCON VALUE										0																						
										INCOME VALUE																																
										PREVIOUS YEAR MKT VALUE										104,689																						