LOT 31
IN OR 2457/619
CASE NO 95-829-CA

MCLEOD JOANN L/E/
1399 COUNTRYSIDE ACRES AV
BRYCEVILLE, FL 32009

**2023**

**17-1S-23-0270-0031-0000**

## BUILDING CHARACTERISTICS

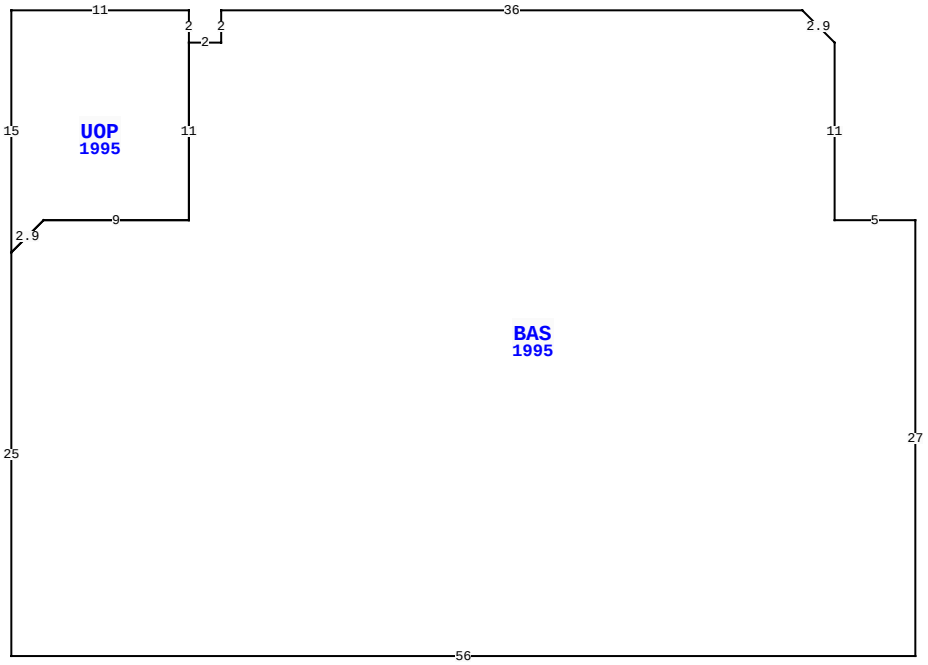
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 9008.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,024 | 100 | 2,024 | 58,117 |
| UOP | 145 | 25 | 36 | 1,034 |
| TOTALS | 2,169 | | 2,060 | 59,151 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,060 | 117.2000 | 82.04 | 169,002 | 1995 | 1995 | 0 | 0 | 0 | 65.00 | 35.00 |

1 M/H 94+ – 100% - 1998 Heated Area: 2024 HX Base Yr 1998




1399 COUNTRYSIDE ACRES AVE, BRYCEVILLE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 59,151 |
| TOTAL MARKET OB/XF VALUE | | 3,489 |
| TOTAL LAND VALUE - MARKET | | 75,900 |
| TOTAL MARKET VALUE | | 138,540 |
| SOH/AGL Deduction | | 63,180 |
| ASSESSED VALUE | | 75,360 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 20,360 |
| TOTAL JUST VALUE | | 138,540 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 113,349 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2457/0619 | 4/29/2021 | LE | U | I | 11 | 100 |
| GRANTOR: MCLEOD JOANN | | | | | | |
| GRANTEE: PARKER PAMELA & DEB | | | | | | |
| 0800/1318 | 7/22/1997 | WD | Q | I | | 70,000 |
| GRANTOR: KIRKLAND CHARLES D | | | | | | |
| GRANTEE: MCLEOD JOSEPH & JOA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1995] W36 S2 W2 UOP=[YR=1995] N2 W11 S15 U2 R2 E9 N11$ S11 W9 D2 L2 S25 E56 N27 W5 N11 L2 U2 $.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1995 | 1995 | 3 | 79 | 2,765 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 362.00 | SF | 10.00 | 10.00 | 100 | 1999 | 1999 | 3 | 20 | 724 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,489

| 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 | 000102 | C | SFR/MH | 100 | 0006 | OR | 0.00 | 0.00 | 2.53 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 75,900 | | | | | | | |

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.53 Total Land Value: 75,900 Market: 0 Agricultural: 0 Common: 75,900 PRINTED 08/02/2023 BY SYS