LOT 41
(EX OR 2646/1676)
COUNTRYSIDE ACRES PB 5/287

WRYE DAWN
1680 PINE WIND LN
BRYCEVILLE, FL 32009

2023

17-1S-23-0270-0041-0000

BUILDING CHARACTERISTICS

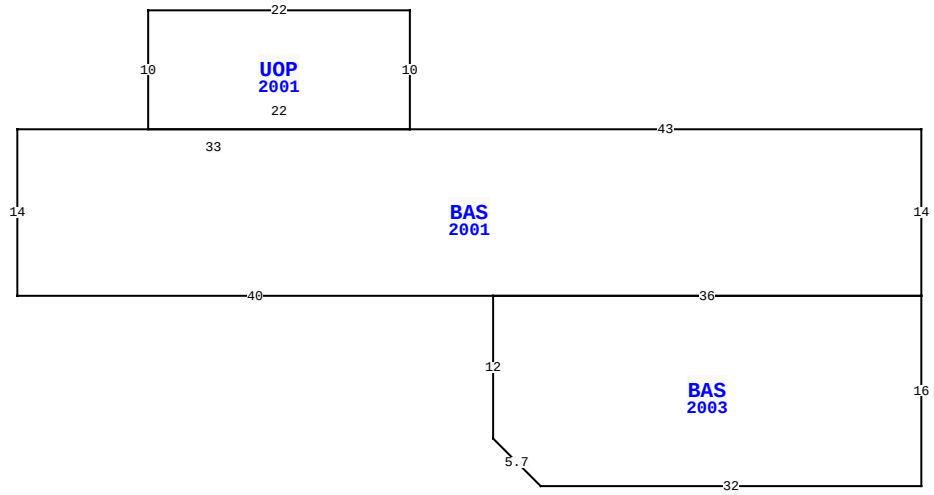
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 50
Roof Cover	03	COMP SHNGL 50
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	1,064	100	1,064	32,815
BAS	568	100	568	17,517
UOP	220	25	55	1,696
TOTALS	1,852		1,687	52,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,687	104.9000	73.43	123,876	1992	1997	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2002 Heated Area: 1632 HX Base Yr 2002



1680 PINE WIND LN, 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		52,028
TOTAL MARKET OB/XF VALUE		25,515
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		107,543
SOH/AGL Deduction		53,561
ASSESSED VALUE		53,982
TOTAL EXEMPTION VALUE	HX HB WX	33,982
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		107,543
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531003	GARAGE	38,997	08/31/2015
M036923	ADDITION	576	01/04/2003
MH97	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0791/0443	4/23/1997	WD	Q	V		15,500
GRANTOR: STOKES-NASSAU INC						
GRANTEE: WRYE JAMES JR & DAW						
0781/0909	1/07/1997	CT	U	V	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: STOKES-NASSAU INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W43 UOP=[YR=2001] N10 W22 S10 E22 $ W33 S14 E40 BAS=[YR=2003] S12 D4 R4 E32 N16 W36$ E36 N14$.

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	0510	GARAGE WD-	0	100	30	30	900.00	SF	35.00	35.00	100	2015	2015	3	81	25,515	

LAND DESCRIPTION

TOTAL OB/XF 25,515

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	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 07/07/2023 BY WWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS