

LOTS 45 & 46
IN OR 1700/661
COUNTRYSIDE ACRES PB 5/287

SALAS EDWIN M
1482 PINE WIND LANE
BRYCEVILLE, FL 32009

2023

17-1S-23-0270-0045-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
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
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	2,269	100	2,269	222,117
FOP	119	30	36	3,524
FOP	216	30	65	6,363
FSP	161	40	64	6,265
TOTALS	2,765		2,434	238,269

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
4	0812	CONCRETE C	0	100	0	0	1,296.00	SF	4.00	4.00	100	2017	2017
5	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	2017	2017

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
1	000100	C	SFR	100	0007	OR	0.00	0.00	6.01	AC		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,434	96.1380	114.16	277,865	2003	2003	0	0	0	14.25	85.75	
1 SNGL FAM - 100% - 2011 Heated Area: 2269 HX Base Yr 2011													
1482 PINE WIND LN, BRYCEVILLE													

TOTAL OB/XF													
9,948													
06/16/2023 MLU													

NASSAU COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		238,269	
TOTAL MARKET OB/XF VALUE		9,948	
TOTAL LAND VALUE - MARKET		114,190	
TOTAL MARKET VALUE		362,407	
SOH/AGL Deduction		194,813	
ASSESSED VALUE		167,594	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		112,594	
TOTAL JUST VALUE		362,407	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		272,217	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1701927	XFOB	27,955	03/23/2017
B0210154	NEW CONSTR	158,796	08/01/2002
MH94552	MH MOVE-ON	16,500	06/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1700/0661	9/20/2010	WD	Q	I	01	215,000	
GRANTOR: MCCLEAN JOE F & LISA							
GRANTEE: SALAS EDWIN M & DAR							
1069/1602	7/22/2002	WD	U	V	01	100	
GRANTOR: MCCLEAN JOE FRANK							
GRANTEE: MCCLEAN JOE F & LIS							

BUILDING NOTES													
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BUILDING DIMENSIONS													
FSP=[YR=2003] W23 BAS=[YR=2003] W13 FOP=[YR=2003] W17 S7 E17 N7 \$ S7 W30 S33 E15 FOP=[YR=2003] S8 E27 N8 W27 \$ E51 N33 W23 N7 \$ S7 E23 N7 \$.													