LOT 50
IN OR 832/1523
R568256 & R568257

HOWELL CHARLES G & CYNTHIA D
1856 TUSTENUGGEE CT
BRYCEVILLE, FL 32009

2023

17-1S-23-0270-0050-0000

BUILDING CHARACTERISTICS

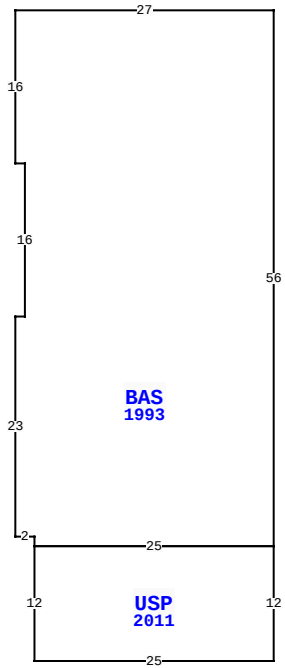
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,494	100	1,494	33,561
USP	300	50	150	3,370
TOTALS	1,794		1,644	36,931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,644	115.2000	74.88	123,103	1994	1994	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1494 HX Base Yr



1856 TUSTENUGGEE CT, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 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		36,931
TOTAL MARKET OB/XF VALUE		4,270
TOTAL LAND VALUE - MARKET		104,880
TOTAL MARKET VALUE		146,081
SOH/AGL Deduction		75,093
ASSESSED VALUE		70,988
TOTAL EXEMPTION VALUE	HX HB	45,988
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		146,081
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94784	ADDITION	2,500	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0832/1523	5/06/1998	QC	U	I	01	8,000
GRANTOR: HOWELL CHARLES G						
GRANTEE: HOWELL CHARLES & CY						
0626/1014	5/22/1991	WD	Q	V		17,000
GRANTOR: STOKES-NASSAU INC						
GRANTEE: HOWELL CHARLES G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 S16 E1 S16 W1 S23 E2 S1 USP=[YR=2011] S12 E25 N12 W25$ E25 N56$.

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	0681	POLE SHED	0	100	0	0	394.00	SF	15.00	15.00	100	1984	1984	3	20	1,182	
2	0810	CONCRETE A	0	100	25	20	500.00	SF	6.50	6.50	100	2013	2013	3	95	3,088	

LAND DESCRIPTION

TOTAL OB/XF 4,270

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	5.52	AC		1.00	1.00	1.00	19,000.00	19,000.00	104,880							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 5.52 Total Land Value: 104,880 Market: 0 Agricultural: 0 Common: 104,880 PRINTED 08/02/2023 BY SYS