

LOT 57
CONSERVATION ESMT OR 729/723
COUNTRYSIDE ACRES PB 5/287

ROBERTS BRENT & KIERSTIN A K
1171 MORNING DOVE LN
BRYCEVILLE, FL 32009

2023

17-1S-23-0270-0057-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	02	Quality Level 02
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	1,500	100	1,500	175,275
FOP	132	30	40	4,674
TOTALS	1,632		1,540	179,948

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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0500	FP-PRE FAB	0	0	0	0	
2	0855	CONC PAVER	0	0	0	0	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D				
1	000100	C	SFR	0	000				
REVIEW DATE		04/04/2022		BY	TWA				

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0900	01	1,540	108.4311	128.76	198,290	1998	2003	0	0	0	9.25	90.75		
1 SNGL FAM - 0% - 2023														
Heated Area: 1500														
HX Base Yr														
BAS 1998														
FOP 1998														

1171 MORNING DOVE LN, BRYCEVILLE														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
06/16/2023 MLU														

NASSAU COUNTY PROPERTY														
PAGE 1 of 1 6														
VALUATION SUMMARY														
VALUATION BY STANDARD														
Tax Group: 6 Tax Dist:														
BUILDING MARKET VALUE 179,948														
TOTAL MARKET OB/XF VALUE 7,155														
TOTAL LAND VALUE - MARKET 124,500														
TOTAL MARKET VALUE 311,603														
SOH/AGL Deduction 0														
ASSESSED VALUE 311,603														
TOTAL EXEMPTION VALUE 0														
BASE TAXABLE VALUE 311,603														
TOTAL JUST VALUE 311,603														
NCON VALUE 0														
INCOME VALUE														
PREVIOUS YEAR MKT VALUE 229,663														

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017544	SHINGLES	9,000	12/20/2021
M982785	H/AC	0	02/01/1998
B974386	NEW CONSTR	68,600	10/01/1997

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2528/1393	1/10/2022	WD	Q	I	01	325,000			
GRANTOR: RAY JOHNNY H III									
GRANTEE: ROBERT BRENT & KIER									
1984/0987	6/05/2015	SW	U	I	18	140,100			
GRANTOR: SECRETARY OF HOUSING									
GRANTEE: RAY JOHNNY H III									

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=1998] W48 S28 FOP=[YR=1998] S6 E22 N6 W22 \$ E22 S6 E26 N34 \$.														