

LOT 2
CONSERVATION ESMT OR 729/723
COUNTRYSIDE ACRES PB 5/287

CLEMMONS KELLEN/BROWN MEAGEN
1250 COUNTRYSIDE ACRES AVE
BRYCEVILLE, FL 32009

2024

17-1S-23-0270-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 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	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

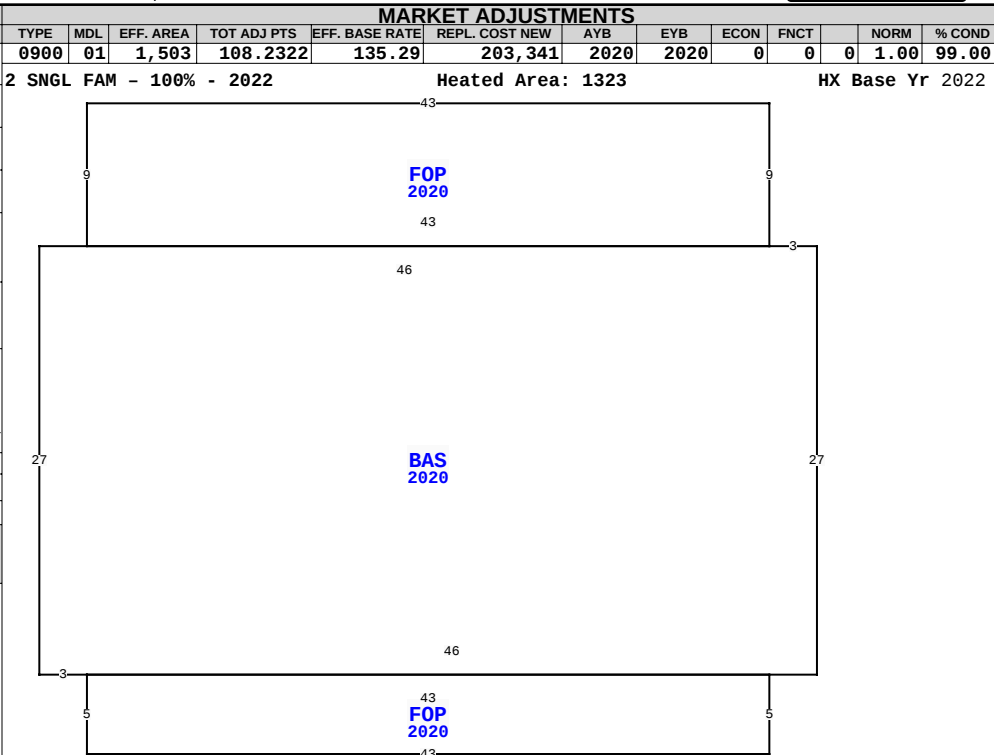
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,323	100	1,323	177,199
FOP	215	30	64	8,572
FOP	387	30	116	15,537

TOTALS	1,925	1,503	201,308
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	0	0	500.00	SF	6.50	6.50	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.57	AC	1.00



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

TOTAL OB/XF											
3,218											

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3,218											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		201,308	
TOTAL MARKET OB/XF VALUE		3,218	
TOTAL LAND VALUE - MARKET		47,100	
TOTAL MARKET VALUE		251,626	
SOH/AGL Deduction		28,004	
ASSESSED VALUE		223,622	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		173,622	
TOTAL JUST VALUE		251,626	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		242,533	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009376	CO ISSUED	0	10/07/2020
20002455	NEW CONSTR	174,245	03/18/2020
MHU95989	MH MOVE-ON	0	07/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2332/0132	1/10/2020	WD U	I	I	11	100	
GRANTOR: BROWN WALLACE & BETTY							
GRANTEE: CLEMONS KELLEN & ME							
1934/1055	8/01/2014	WD U	I	I	37	17,000	
GRANTOR: STATON BRADLEY							
GRANTEE: BROWN WALLACE & BET							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W3 FOP=[YR=2020] N9 W43 S9 E43\$ W46 S27 E3											
FOP=[YR=2020] S5 E43 N5 W43\$ E46 N27\$.											