LOT 11
COUNTRYSIDE ACRES PB 5/287

MEREDITH ZACHARY T
4079 CR 119
BRYCEVILLE, FL 32009

2024

17-1S-23-0270-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1540 COUNTRYSIDE ACRES AV, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	59,400
TOTAL MARKET VALUE	71,400
SOH/AGL Deduction	7,711
ASSESSED VALUE	63,689
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,689
TOTAL JUST VALUE	71,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003164	MH MOVE-ON	0	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2721/1959	6/21/2024	WD	U	I	37	70,000
GRANTOR: GORDON MICHAEL						
GRANTEE: MEREDITH ZACHARY T						
2721/1957	6/20/2024	FJ	U	I	11	0
GRANTOR: GORDON LAURA JEAN EST						
GRANTEE: GORDON MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0	0006	OR	0.00	0.00	1.98	AC		1.00	1.00	1.00	30,000.00	30,000.00	59,400							

REVIEW DATE 02/06/2024 BY WWA Total Acres: 1.98 Total Land Value: 59,400 Market: 0 Agricultural: 0 Common: 59,400 PRINTED 08/06/2024 BY SYS