LOT 17
IN OR 735 PG 1221
R673557 & R673558

MARTIN GREGORY A & BETTY
1683 COUNTRYSIDE ACRES AV
BRYCEVILLE, FL 32009

2024

17-1S-23-0270-0017-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 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
Quality	03	Quality Level 03

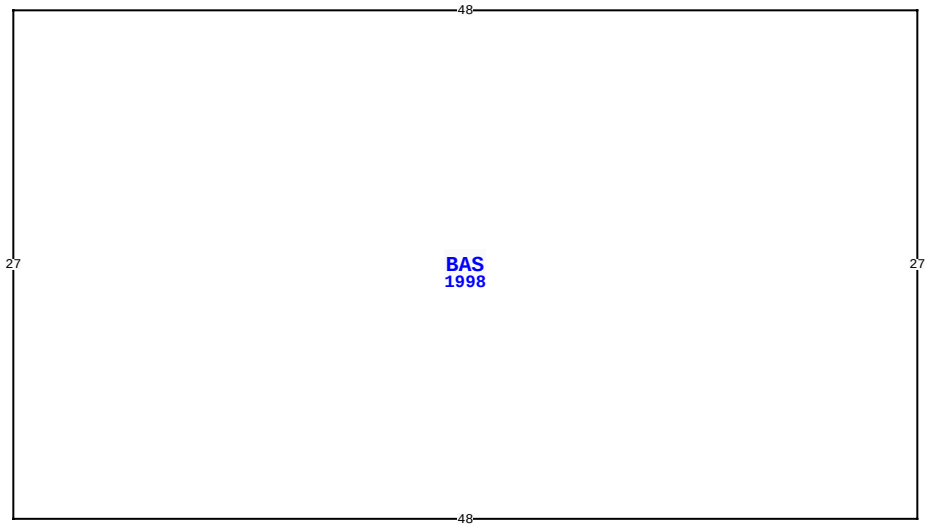
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	61,866
TOTALS	1,296		1,296	61,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	122.4000	91.80	118,973	1998	2003	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 1999 Heated Area: 1296 HX Base Yr 1999



1683 COUNTRYSIDE ACRES AVE, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		61,866
TOTAL MARKET OB/XF VALUE		12,397
TOTAL LAND VALUE - MARKET		76,250
TOTAL MARKET VALUE		150,513
SOH/AGL Deduction		81,244
ASSESSED VALUE		69,269
TOTAL EXEMPTION VALUE	HX HB	44,269
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		150,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971897	MH MOVE-ON	0	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0735/1221	8/03/1995	WD	Q	V		14,000
GRANTOR: STOKES-NASSAU INC						
GRANTEE: MARTIN GREGORY & BE						
0719/1070	12/05/1994	WD	U	V	05	13,200
GRANTOR: BLODGETT FRANKIE & JU						
GRANTEE: STOKES-NASSAU INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W48 S27 E48 N27$.

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	1242	WD DECK A	0	100	8	7	56.00	SF	10.00	10.00	100	2000	2000	3	20	112	
2	0510	GARAGE WD-	0	100	0	0	450.00	SF	35.00	35.00	100	2015	2015	3	78	12,285	

LAND DESCRIPTION

TOTAL OB/XF 12,397

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	3.05	AC		1.00	1.00	1.00	25,000.00	25,000.00	76,250							

REVIEW DATE 02/08/2022 BY TWA Total Acres: 3.05 Total Land Value: 76,250 Market: 0 Agricultural: 0 Common: 76,250 PRINTED 08/06/2024 BY SYS