LOT 20
CONSERVATION ESMT OR 729/723
COUNTRYSIDE ACRES PB 5/287

STRATTON HARRY O LIVING TRUST
PO BOX 693
CALLAHAN, FL 32011

2024

17-1S-23-0270-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

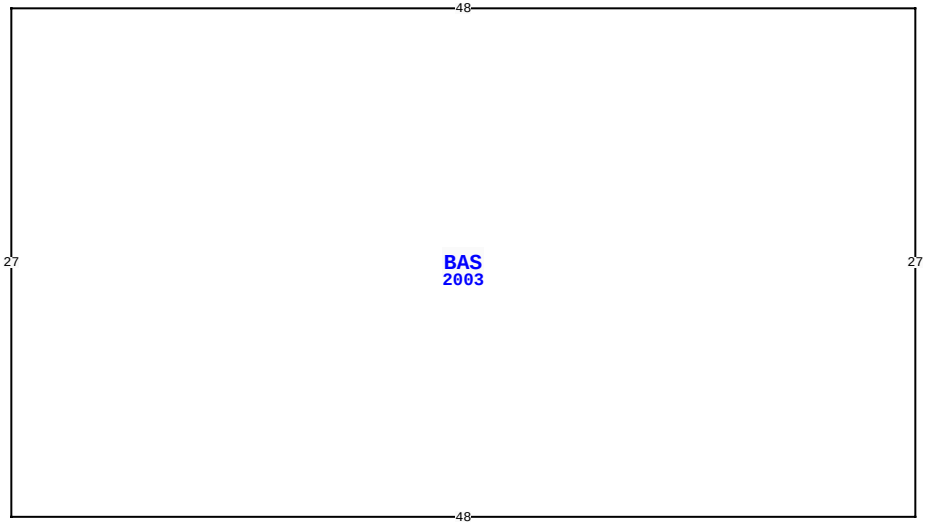
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	52,760
TOTALS	1,296		1,296	52,760

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	118.0000	88.50	114,696	2000	2000	0	0	0	54.00	46.00

1 M/H 94+ – 0% - 0 Heated Area: 1296 HX Base Yr



1581 COUNTRYSIDE ACRES AVE, 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	52,760
TOTAL MARKET OB/XF VALUE	7,747
TOTAL LAND VALUE - MARKET	48,300
TOTAL MARKET VALUE	108,807
SOH/AGL Deduction	7,919
ASSESSED VALUE	100,888
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,888
TOTAL JUST VALUE	108,807
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH99	MH MOVE-ON	0	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2725/1681	7/18/2024	QC	U	I	11	100
GRANTOR: STRATTON HARRY						
GRANTEE: STRATTON HARRY O LI						
2020/0235	12/11/2015	SW	U	I	12	48,000
GRANTOR: LSF9 MASTER PARTICIPA						
GRANTEE: STRATTON HARRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] 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	0	16	10	160.00	SF	20.00	20.00	100	1999	1999	3	20	640	
2	0812	CONCRETE C	0	0	42	26	1,092.00	SF	4.00	4.00	100	2001	2001	3	80	3,494	
3	0810	CONCRETE A	0	0	15	8	120.00	SF	6.50	6.50	100	2013	2013	3	94	733	
4	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	2013	2013	3	60	2,880	

LAND DESCRIPTION

TOTAL OB/XF 7,747

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	1.61	AC		1.00	1.00	1.00	30,000.00	30,000.00	48,300							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.61 Total Land Value: 48,300 Market: 0 Agricultural: 0 Common: 48,300 PRINTED 08/06/2024 BY SYS