LOT 29
IN OR 2538/908
CONSERVATION ESMT OR 729/723

**PARKER ROBERT C L/E/**
1441 COUNTRYSIDE ACRES AVE
BRYCEVILLE, FL 32009

**2024**

**17-1S-23-0270-0029-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

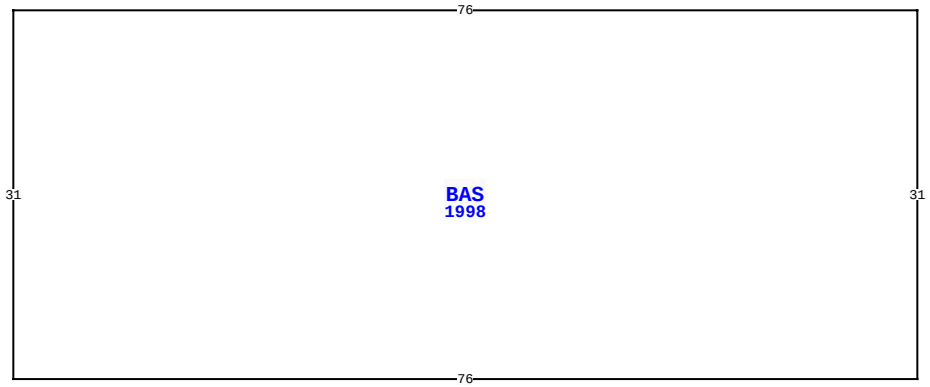
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 13 | LVT/LAMNT 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 2,356 | 100 | 2,356 | 87,276 |
| TOTALS | 2,356 | | 2,356 | 87,276 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,356 | 117.6000 | 88.20 | 207,799 | 1998 | 1998 | 0 | 0 | 0 | 58.00 | 42.00 |

1 M/H 94+ – 100% - 1999 Heated Area: 2356 HX Base Yr 1999




1441 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 | | 87,276 |
| TOTAL MARKET OB/XF VALUE | | 3,499 |
| TOTAL LAND VALUE - MARKET | | 81,900 |
| TOTAL MARKET VALUE | | 172,675 |
| SOH/AGL Deduction | | 76,771 |
| ASSESSED VALUE | | 95,904 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 45,904 |
| TOTAL JUST VALUE | | 172,675 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 170,823 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH98 | MH MOVE-ON | 0 | 11/01/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2538/0908 | 2/11/2022 | QC | U | I | 11 | 100 |
| GRANTOR: PARKER ROBERT C & MAR | | | | | | |
| GRANTEE: PARKER ROBERT C L/E | | | | | | |
| 0856/1100 | 11/23/1998 | WD | U | V | 05 | 8,300 |
| GRANTOR: MCLEOD JOSEPH D & JO | | | | | | |
| GRANTEE: PARKER ROBERT & MAR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1998] W76 S31 E76 N31$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1998 | 1998 | 3 | 81 | 2,835 | |
| 2 | 0752 | USP | 0 | 100 | 12 | 10 | 120.00 | SF | 15.00 | 15.00 | 100 | 2000 | 2000 | 3 | 28 | 504 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 10 | 8 | 80.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 160 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,499

| 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 | | OR | 0.00 | 0.00 | 2.73 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 81,900 | | | | | | | |

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.73 Total Land Value: 81,900 Market: 0 Agricultural: 0 Common: 81,900 PRINTED 08/06/2024 BY SYS