LOT 43
IN OR 1284/1083
R583287 & R583288

COYLE ROBERT W JR & JOYCE W
1610 PINE WIND LANE
BRYCEVILLE, FL 32009

2024

17-1S-23-0270-0043-0000

BUILDING CHARACTERISTICS

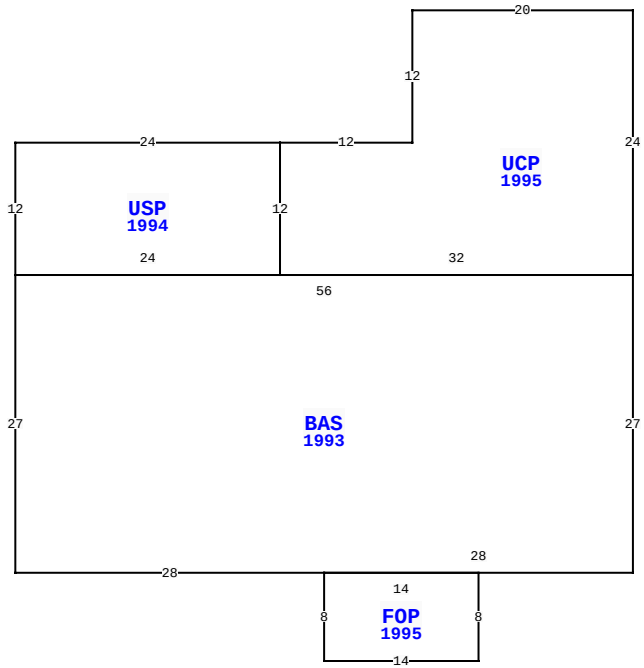
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,512	100	1,512	39,245
FOP	112	30	34	883
UCP	624	20	125	3,245
USP	288	50	144	3,738
TOTALS	2,536		1,815	47,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,815	123.6000	86.52	157,034	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2005 Heated Area: 1512 HX Base Yr 2005



1610 PINE WIND LN, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		47,110
TOTAL MARKET OB/XF VALUE		8,201
TOTAL LAND VALUE - MARKET		95,250
TOTAL MARKET VALUE		150,561
SOH/AGL Deduction		82,741
ASSESSED VALUE		67,820
TOTAL EXEMPTION VALUE	HX HB	42,820
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		150,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514710	REPAIR/RRF	0	11/30/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1284/1083	12/30/2004	WD	Q	I		115,000
GRANTOR: HAGEMES JODY D						
GRANTEE: COYLE ROBERT W JR &						
1129/1232	4/14/2003	WD	U	I	07	100
GRANTOR: MASON SHIRLEY						
GRANTEE: HAGEMES JODY D						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1995] W20 S12 W12 USP=[YR=1994] W24 S12
BAS=[YR=1993] S27 E28 FOP=[YR=1995] S8 E14 N8 W14$ E28 N27
W56$ E24 N12$ S12 E32 N24$.

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	0812	CONCRETE C	0	100	0	0	2,360.00	SF	4.00	4.00	100	1996	1996	3	72	6,797	
2	0940	SHEDS/PORT	0	100	18	13	234.00	SF	30.00	30.00	100	2000	2000	3	20	1,404	

LAND DESCRIPTION

TOTAL OB/XF 8,201

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	3.81	AC		1.00	1.00	1.00	25,000.00	25,000.00	95,250							

REVIEW DATE 03/09/2020 BY TWA Total Acres: 3.81 Total Land Value: 95,250 Market: 0 Agricultural: 0 Common: 95,250 PRINTED 08/06/2024 BY SYS