LOT 49
CONSERVATION ESMT OR 729/723
COUNTRYSIDE ACRES PB 5/287

NASWORTHY TIMOTHY & MARY
1833 TUSTENUGGEE CT
BRYCEVILLE, FL 32009

2024

17-1S-23-0270-0049-0000

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

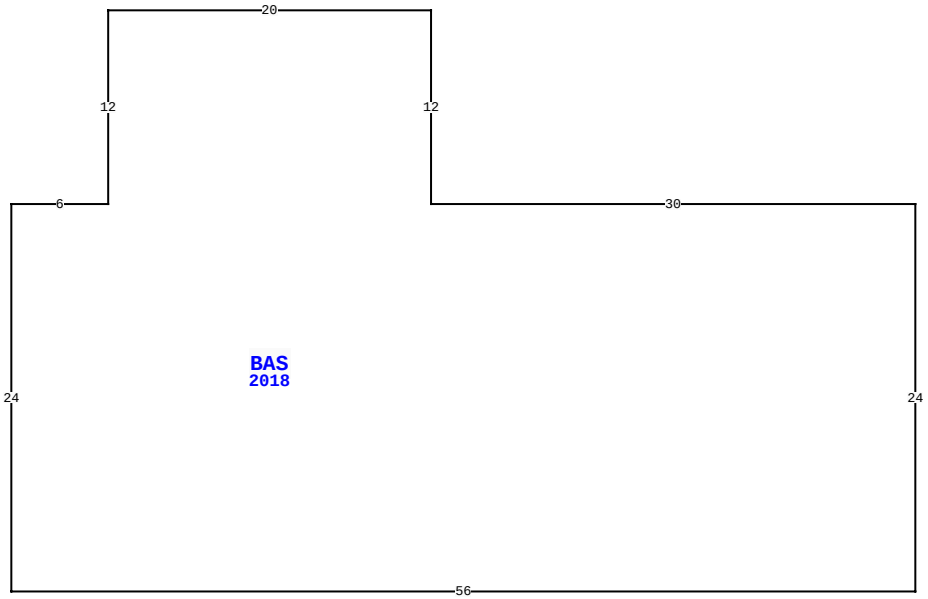
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100	1,584	78,265
TOTALS	1,584		1,584	78,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,584	122.0000	91.50	144,936	1994	2004	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2021 Heated Area: 1584 HX Base Yr 2021



1833 TUSTENUGGEE CT, 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		78,265
TOTAL MARKET OB/XF VALUE		7,279
TOTAL LAND VALUE - MARKET		54,600
TOTAL MARKET VALUE		140,144
SOH/AGL Deduction		25,472
ASSESSED VALUE		114,672
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		64,672
TOTAL JUST VALUE		140,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009361	CO ISSUED	0	09/14/2018
18002117	MH MOVE-ON	0	02/28/2018
MH94615	MH MOVE-ON	21,900	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2260/0389	3/05/2019	WD	Q	I	01	115,000
GRANTOR: TIFTON NASSAU LLC						
GRANTEE: NASWORTHY TIMOTHY &						
2162/0207	12/06/2017	TX	U	I	11	20,000
GRANTOR: TAX COLLECTOR						
GRANTEE: TIFTON NASSAU LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 N12 W20 S12 W6 S24 E56 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	0510	GARAGE WD-	0	100	16	16	256.00	SF	28.00	28.00	100	1998	1998	3	26	1,864	
2	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	2018	2018	3	82	1,574	
3	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2018	2018	3	82	1,181	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 7,279

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	1.82	AC		1.00	1.00	1.00	30,000.00	30,000.00	54,600							

REVIEW DATE 02/06/2024 BY WWA Total Acres: 1.82 Total Land Value: 54,600 Market: 0 Agricultural: 0 Common: 54,600 PRINTED 08/06/2024 BY SYS