LOT 57
CONSERVATION ESMT OR 729/723
COUNTRYSIDE ACRES PB 5/287

SMITH JAMES
7136 NORTHWEST CR 233
STARKE, FL 32091

2024

17-1S-23-0270-0057-0000

BUILDING CHARACTERISTICS

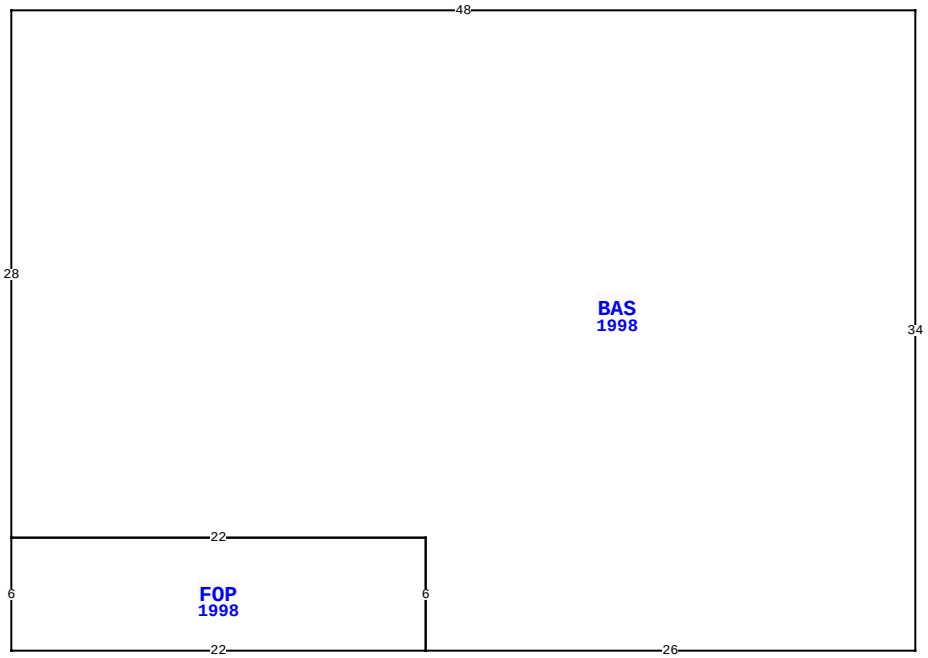
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	185,775
FOP	132	30	40	4,954
TOTALS	1,632		1,540	190,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,540	109.7877	137.23	211,334	1998	2003	0	0	0	9.75	90.25

1 SNGL FAM – 0% - 2023 Heated Area: 1500 HX Base Yr



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

1171 MORNING DOVE LN, BRYCEVILLE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	190,729
TOTAL MARKET OB/XF VALUE	7,043
TOTAL LAND VALUE - MARKET	124,500
TOTAL MARKET VALUE	322,272
SOH/AGL Deduction	0
ASSESSED VALUE	322,272
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	322,272
TOTAL JUST VALUE	322,272
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	311,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017544	SHINGLES	9,000	12/20/2021
M982785	H/AC	0	02/01/1998
B974386	NEW CONSTR	68,600	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2689/1234	1/18/2024	WD	Q	I	01	385,000
GRANTOR: ROBERTS BRENT & KIERS						
GRANTEE: SMITH JAMES						
2528/1393	1/10/2022	WD	Q	I	01	325,000
GRANTOR: RAY JOHNNY H III						
GRANTEE: ROBERT BRENT & KIER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W48 S28 FOP=[YR=1998] S6 E22 N6 W22 $ E22 S6 E26 N34 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0855	CONC PAVER	0	0	0	0	425.00	SF	10.00	10.00	100	2021	2021	3	99	4,208	

LAND DESCRIPTION

TOTAL OB/XF 7,043

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	000100	C	SFR	0	0004	OR	0.00	0.00	4.98	AC		1.00	1.00	1.00	25,000.00	25,000.00	124,500							

REVIEW DATE 05/17/2024 BY WWA Total Acres: 4.98 Total Land Value: 124,500 Market: 0 Agricultural: 0 Common: 124,500 PRINTED 08/06/2024 BY SYS