PT OF NW1/4
IN OR 1132/111 & OR 1491/1506
ESMT IN OR 1127/880

JAQUES TY M & LEEANN N
1122 WINDRIDGE LANE
BRYCEVILLE, FL 32009

2025

17-1S-23-0000-0003-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

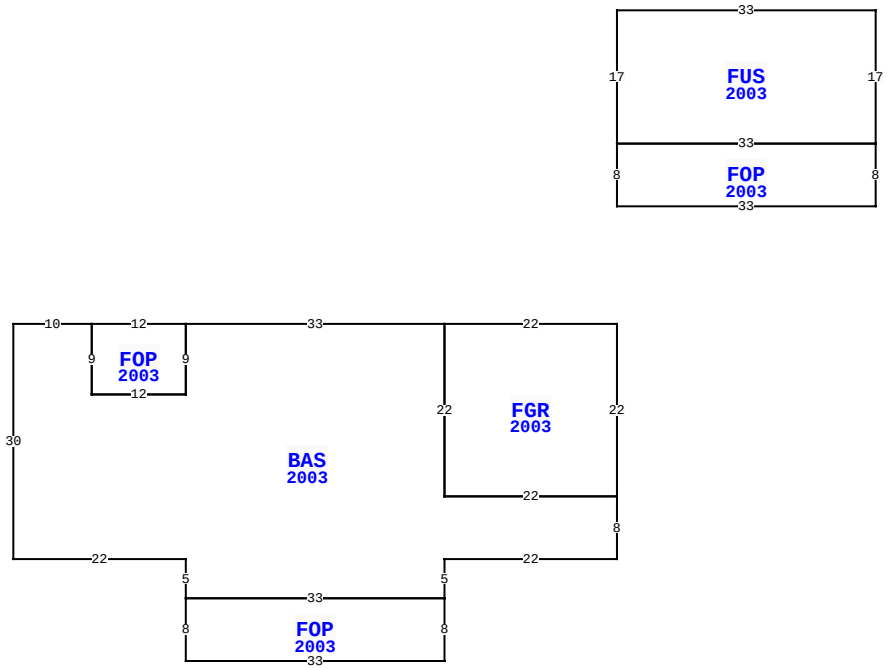
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	09	PINE WOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,883	100	2003	1,883	198,249
FGR	484	55	2003	266	28,005
FOP	108	30	2003	32	3,369
FOP	264	30	2003	79	8,317
FOP	264	30	2003	79	8,317
FUS	561	100	2003	561	59,064
TOTALS	3,564			2,900	305,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,900	90.9450	120.05	348,145	2003	2003	0	0	0	12.30	87.70

1 SNGL FAM – 100% - 2004 Heated Area: 2444 HX Base Yr 2004



1122 WINDRIDGE LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		305,323
TOTAL MARKET OB/XF VALUE		67,744
TOTAL LAND VALUE - MARKET		185,250
TOTAL MARKET VALUE		558,317
SOH/AGL Deduction		220,156
ASSESSED VALUE		338,161
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		282,439
TOTAL JUST VALUE		558,317
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		542,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19572	SWIM POOL	26,000	03/01/2007
R035092	REPAIR/RRF	5,000	01/05/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1491/1506	4/11/2007	WD	Q	I		68,400
GRANTOR: BARNES REBECCA Y ETAL						
GRANTEE: JAQUES TY M & LEEAN						
1132/0111	4/24/2003	WD	Q	V	01	8,900
GRANTOR: JAQUES TY M						
GRANTEE: JAQUES TY M & LEEAN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2003] W22 BAS=[YR=2003] W33 FOP=[YR=2003] W12 S9 E12 N9$ S9 W12 N9 W10 S30 E22 S5 FOP=[YR=2003] S8 E33 N8 W33$ E33 N5 E22 N8 W22 N22$ S22 E22 N22$ PTR=N15 FOP=[YR=2003] N8 FUS=[YR=2003] N17 E33 S17 W33$ E33 S8 W33$ S15$.

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	0810	CONCRETE A	0	100	20	16	320.00	SF	6.50	6.50	100	2003	2003	3	82	1,706	
2	0861	POOL GUNIT	0	100	0	0	364.00	SF	85.00	85.00	100	2007	2007	3	44	13,614	
3	0845	KOOL DECK	0	100	0	0	860.00	SF	7.25	7.25	100	2007	2007	3	87	5,424	
4	0810	CONCRETE A	0	100	0	0	483.00	SF	6.50	6.50	100	2007	2007	3	87	2,731	
5	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	100	2015	2015	3	75	18,900	
6	0681	POLE SHED	0	100	54	36	1,944.00	SF	15.00	15.00	100	2019	2019	3	87	25,369	

LAND DESCRIPTION

TOTAL OB/XF 67,744

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	RES	100	0007	OR	0.00	0.00	9.50	AC		1.00	1.00	1.00	19,500.00	19,500.00	185,250							

REVIEW DATE 01/27/2022 BY TWA Total Acres: 9.50 Total Land Value: 185,250 Market: 0 Agricultural: 0 Common: 185,250 PRINTED 07/30/2025 BY SYS