LOT 1
IN OR 1398/1298
1998 REGE DW/MH

SPINKS JAMES H
1212 COUNTRYSIDE ACRES AVE
BRYCEVILLE, FL 32009

2025

17-1S-23-0270-0001-0000

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	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

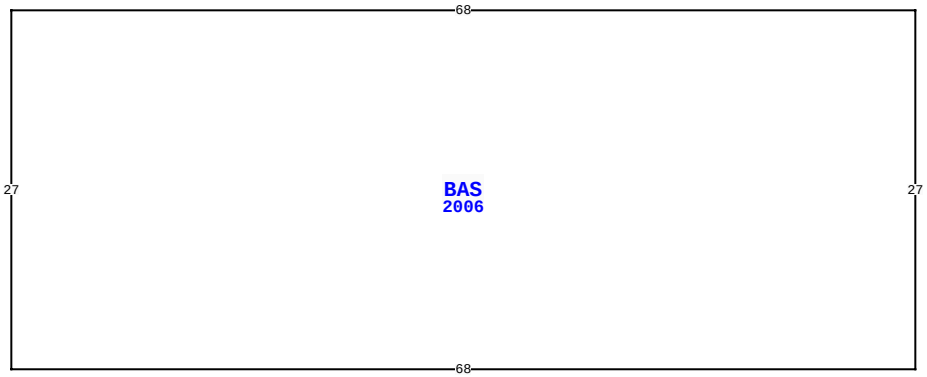
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	2006	1,836	95,197
TOTALS	1,836			1,836	95,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,836	122.0000	103.70	190,393	1998	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2007 Heated Area: 1836 HX Base Yr 2007



1212 COUNTRYSIDE ACRES AVE, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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		95,196
TOTAL MARKET OB/XF VALUE		3,056
TOTAL LAND VALUE - MARKET		120,600
TOTAL MARKET VALUE		218,852
SOH/AGL Deduction		131,553
ASSESSED VALUE		87,299
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		36,577
TOTAL JUST VALUE		218,852
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971938	MH MOVE-ON	0	09/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1398/1298	3/24/2006	WD	U	I	11	90,000
GRANTOR: ELLIS WILLIAM C						
GRANTEE: SPINKS JAMES H						
1358/0373	10/12/2005	WD	U	I	11	70,000
GRANTOR: MYERS ROBERT J & JACK						
GRANTEE: ELLIS WILLIAM C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W68 S27 E68 N27$.

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	80	2,800	
2	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	1998	1998	3	20	256	

LAND DESCRIPTION

TOTAL OB/XF 3,056

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	0006	OR	0.00	0.00	4.02	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,600							

REVIEW DATE 02/08/2022 BY TWA Total Acres: 4.02 Total Land Value: 120,600 Market: 0 Agricultural: 0 Common: 120,600 PRINTED 07/30/2025 BY SYS