LOT 4
IN OR 832/1609
R672986 & R672987 & R672988

EDENFIELD CLAYTON A
1328 COUNTRYSIDE ACRES AV
BRYCEVILLE, FL 32009

2025

17-1S-23-0270-0004-0000

NASSAU COUNTY PROPERTY

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	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

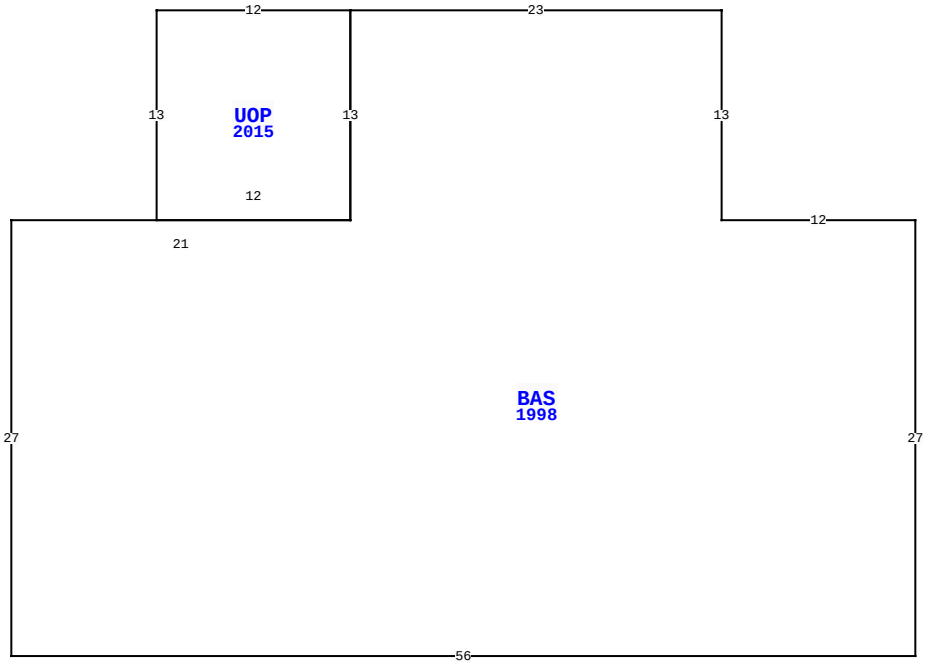
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	100	1998	1,811	72,411
UOP	156	25	2015	39	1,559
TOTALS	1,967			1,850	73,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,850	117.6000	99.96	184,926	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 1999 Heated Area: 1811 HX Base Yr 1999



1328 COUNTRYSIDE ACRES AVE, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		73,970
TOTAL MARKET OB/XF VALUE		3,066
TOTAL LAND VALUE - MARKET		75,600
TOTAL MARKET VALUE		152,636
SOH/AGL Deduction		81,519
ASSESSED VALUE		71,117
TOTAL EXEMPTION VALUE	HX HB	46,117
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		152,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH98	MH MOVE-ON	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0832/1609	5/06/1998	WD	Q	V		16,000
GRANTOR: STOKES-NASSAU INC						
GRANTEE: EDENFIELD CLAYTON A						
0783/1865	3/02/1997	CT	U	V	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: STOKES-NASSAU INC						

BUILDING NOTES

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	12	6	72.00	SF	5.00	5.00	100	2017	2017	3	74	266	

BUILDING DIMENSIONS

BAS=[YR=1998] W12 N13 W23 UOP=[YR=2015] W12 S13 E12 N13$ S13 W21 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 3,066

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	1.68	AC		1.00	1.00	1.00	45,000.00	45,000.00	75,600							

REVIEW DATE 05/13/2020 BY TWA Total Acres: 1.68 Total Land Value: 75,600 Market: 0 Agricultural: 0 Common: 75,600 PRINTED 07/30/2025 BY SYS