LOT 6
CONSERVATION ESMT OR 729/723
COUNTRYSIDE ACRES PB 5/287

BUSSEN DAMIAN & HOPE
1390 COUNTRYSIDE ACRES
BRYCEVILLE, FL 32009

2025

17-1S-23-0270-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

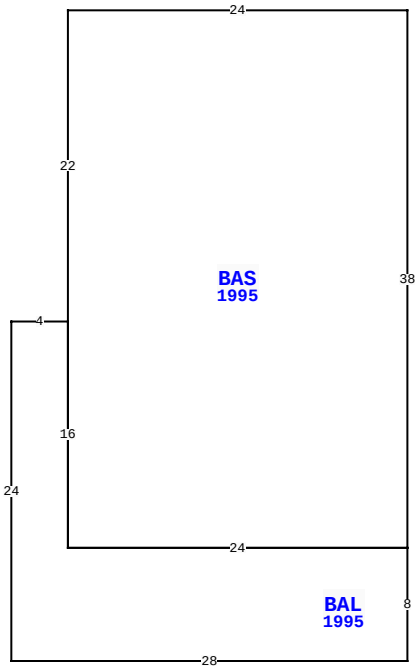
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	288	15	1995	43	4,261
BAS	912	100	1995	912	90,373
TOTALS	1,200			955	94,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	955	115.5600	115.56	110,360	1995	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 0% - 0 Heated Area: 912 HX Base Yr



1390 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	94,634
TOTAL MARKET OB/XF VALUE	2,523
TOTAL LAND VALUE - MARKET	85,950
TOTAL MARKET VALUE	183,107
SOH/AGL Deduction	31,495
ASSESSED VALUE	151,612
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,612
TOTAL JUST VALUE	183,107
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B94825	NEW CONSTR	37,620	03/01/1994
8036	NEW CONSTR	37,627	04/27/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2787/627	5/09/2025	WD	Q	I	01	350,000
GRANTOR: TATE GREGORY F & BETH						
GRANTEE: BUSSEN DAMIAN & HOP						
2405/0894	10/30/2020	WD	Q	I	01	125,000
GRANTOR: MULDER KELLY J & TINA						
GRANTEE: TATE GREGORY F & BE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W24 S22 BAL=[YR=1995] W4 S24 E28 N8 W24 N16$
S16 E24 N38$.

EXTRA FEATURES

L N	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	0811	CONCRETE B	0	0	0	0	630.00	SF	5.20	5.20	100	2000	2000	3	77	2,523	

LAND DESCRIPTION

TOTAL OB/XF 2,523

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	0006	OR	0.00	0.00	1.91	AC		1.00	1.00	1.00	45,000.00	45,000.00	85,950							

REVIEW DATE 03/06/2024 BY WWA Total Acres: 1.91 Total Land Value: 85,950 Market: 0 Agricultural: 0 Common: 85,950 PRINTED 07/30/2025 BY SYS