LOT 8
COUNTRYSIDE ACRES PB 5/287

BROWN JASON
1444 COUNTRYSIDE ACRES AVE
BRYCEVILLE, FL 32009

2025

17-1S-23-0270-0008-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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	05	Quality Level 05

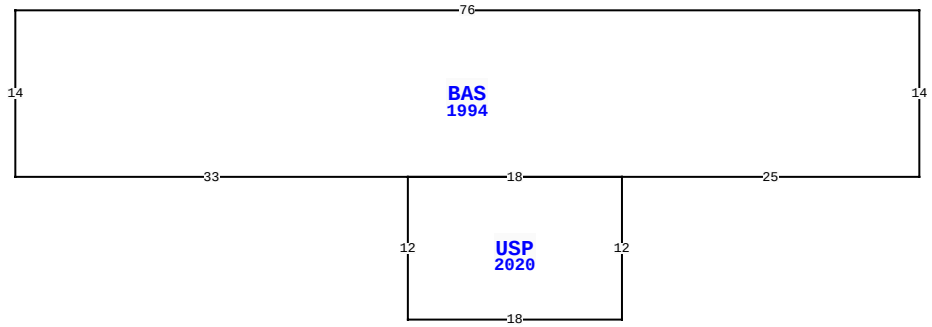
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1994	1,064	76,577
USP	216	50	2020	108	7,773
TOTALS	1,280			1,172	84,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,172	117.6000	99.96	117,153	1994	2014	0	0	0	28.00	72.00

1 M/H 94+ – 0% - 2025 Heated Area: 1064 HX Base Yr



1444 COUNTRYSIDE ACRES AVE, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 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	84,350
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	81,900
TOTAL MARKET VALUE	166,250
SOH/AGL Deduction	0
ASSESSED VALUE	166,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,250
TOTAL JUST VALUE	166,250
NCON VALUE	9,372
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2756/1117	10/12/2024	WD	Q	I	01	190,000
GRANTOR: LEE CHANDLER						
GRANTEE: BROWN JASON						
2558/1187	4/25/2022	WD	Q	I	01	148,500
GRANTOR: FOURAKER DAVID & KIMB						
GRANTEE: LEE CHANDLER & APRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994;ORIG=0,0] W76 S14 E33 E18 E25 N14 $
USP=[YR=2020;ORIG=-43,14] S12 E18 N12 W18 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0006	OR	0.00	0.00	1.82	AC		1.00	1.00	1.00	45,000.00	45,000.00	81,900							

REVIEW DATE 04/23/2025 BY WWA Total Acres: 1.82 Total Land Value: 81,900 Market: 0 Agricultural: 0 Common: 81,900 PRINTED 07/30/2025 BY SYS