LOT 9
2004 MERI DW/MH
COUNTRYSIDE ACRES PB 5/287

WHALEY ROBIN
1468 COUNTRYSIDE ACRES AV
BRYCEVILLE, FL 32009

2025

17-1S-23-0270-0009-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

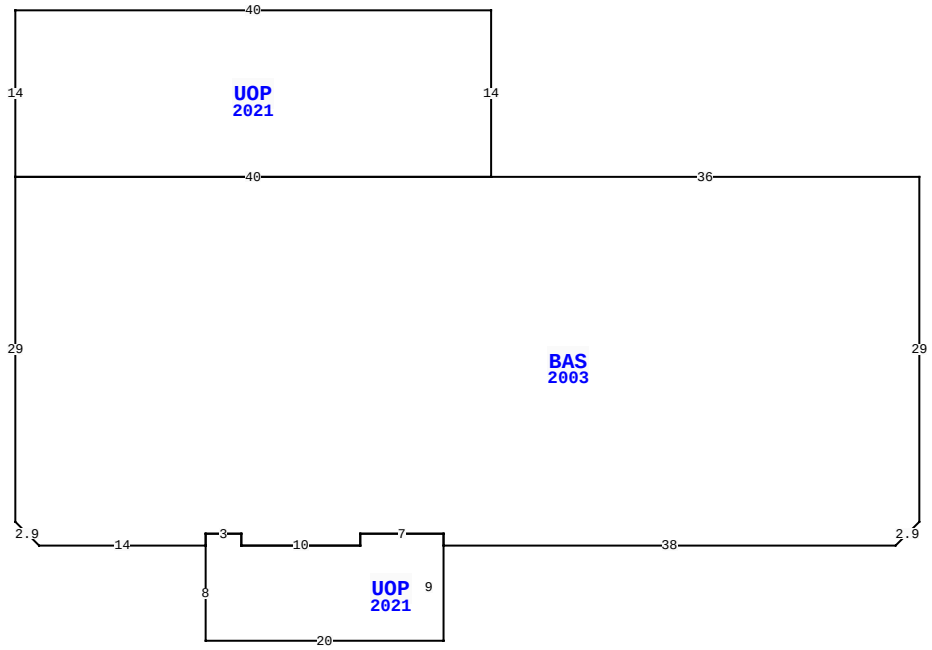
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,342	100	2003	2,342	116,655
UOP	170	25	2021	42	2,092
UOP	560	25	2021	140	6,974
TOTALS	3,072			2,524	125,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,524	117.2000	99.62	251,441	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2021 Heated Area: 2342 HX Base Yr 2021



1468 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		125,720
TOTAL MARKET OB/XF VALUE		2,854
TOTAL LAND VALUE - MARKET		82,620
TOTAL MARKET VALUE		211,194
SOH/AGL Deduction		63,369
ASSESSED VALUE		147,825
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		97,103
TOTAL JUST VALUE		211,194
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034181	MH MOVE-ON	0	01/07/2003
MH992672	MH MOVE-ON	0	01/05/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2413/1389	11/05/2020	QC	U	I	11	100
GRANTOR: PITTMAN LEROY						
GRANTEE: WHALEY ROBIN						
1738/1633	5/04/2011	WD	U	I	11	67,500
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: PITTMAN LEROY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W36 UOP=[YR=2021] N14 W40 S14 E40$ W40 S29 R2 D2 E14 UOP=[YR=2021] S8 E20 N9 W7 S1 W10 N1 W3 S1$ N1 E3 S1 E10 N1 E7 S1 E38 U2 R2 N29$.

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	0811	CONCRETE B	0	100	40	14	560.00	SF	5.20	5.20	100	2020	2020	3	98	2,854	

LAND DESCRIPTION

TOTAL OB/XF 2,854

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	1.84	AC		1.00	1.00	1.00	45,000.00	45,000.00	82,620							

REVIEW DATE 02/08/2022 BY TWA Total Acres: 1.84 Total Land Value: 82,620 Market: 0 Agricultural: 0 Common: 82,620 PRINTED 07/30/2025 BY SYS