LOT 11
COUNTRYSIDE ACRES PB 5/287

MEREDITH ZACHARY T
4079 CR 119
BRYCEVILLE, FL 32009

2025

17-1S-23-0270-0011-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1540 COUNTRYSIDE ACRES AV, 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	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	89,100
TOTAL MARKET VALUE	101,100
SOH/AGL Deduction	0
ASSESSED VALUE	101,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,100
TOTAL JUST VALUE	101,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003164	MH MOVE-ON	0	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2721/1959	6/21/2024	WD	U	I	37	70,000
GRANTOR: GORDON MICHAEL						
GRANTEE: MEREDITH ZACHARY T						
2721/1957	6/20/2024	FJ	U	I	11	0
GRANTOR: GORDON LAURA JEAN EST						
GRANTEE: GORDON MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	1.98	AC		1.00	1.00	1.00	45,000.00	45,000.00	89,100							

REVIEW DATE 02/06/2024 BY WWA Total Acres: 1.98 Total Land Value: 89,100 Market: 0 Agricultural: 0 Common: 89,100 PRINTED 07/30/2025 BY SYS