LOT 16
IN OR 1868/1913
CONSERVATION ESMT OR 729/723

**ANSLEY TRAVIS W & JULIE**
1705 COUNTRYSIDE ACRES AVE
BRYCEVILLE, FL 32009

**2025**

**17-1S-23-0270-0016-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

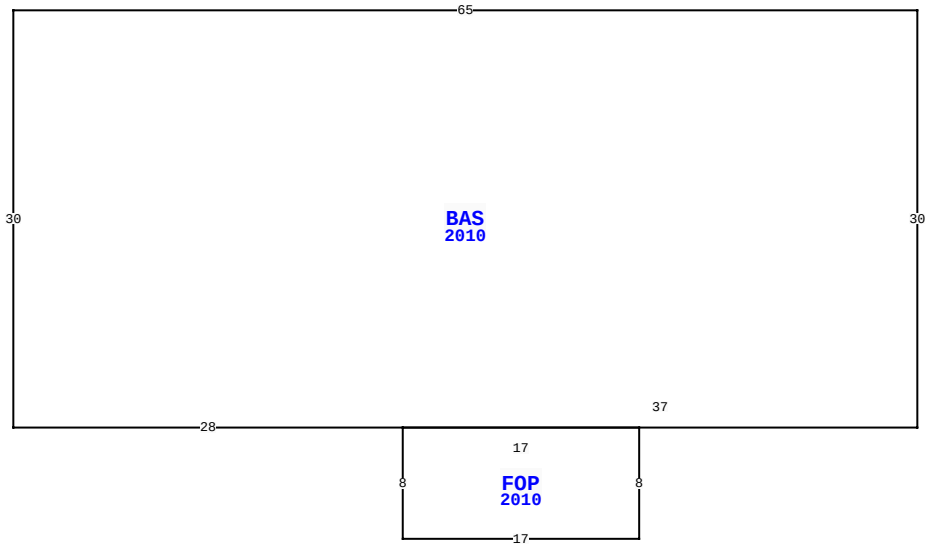
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,950 | 100 | 2010 | 1,950 | 246,467 |
| FOP | 136 | 30 | 2010 | 41 | 5,182 |
| TOTALS | 2,086 | | | 1,991 | 251,649 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,991 | 102.4100 | 135.18 | 269,143 | 2010 | 2010 | 0 | 0 | 0 | 6.50 | 93.50 |

1 SNGL FAM – 100% - 2014 Heated Area: 1950 HX Base Yr 2014




| BLD DATE | 03/03/2023 | NW | LGL DATE | |
|---|---|---|---|---|
| XF DATE | | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | | AG DATE | |

1705 COUNTRYSIDE ACRES AVE, BRYCEVILLE

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 251,649 |
| TOTAL MARKET OB/XF VALUE | | 5,847 |
| TOTAL LAND VALUE - MARKET | | 85,400 |
| TOTAL MARKET VALUE | | 342,896 |
| SOH/AGL Deduction | | 176,910 |
| ASSESSED VALUE | | 165,986 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 115,264 |
| TOTAL JUST VALUE | | 342,896 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 319,133 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C23667 | CO ISSUED | 0 | 10/01/2010 |
| M15540 | H/AC | 0 | 08/01/2010 |
| E22805 | NEW CONSTR | 0 | 07/01/2010 |
| P14348 | NEW CONSTR | 0 | 07/01/2010 |
| B23667 | NEW CONSTR | 184,194 | 06/01/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1868/1913 | 7/19/2013 | WD | Q | I | 01 | 167,500 |
| GRANTOR: WILSON JOSHUA & JENNI | | | | | | |
| GRANTEE: ANSLEY TRAVIS W & J | | | | | | |
| 1612/1638 | 3/26/2009 | WD | U | V | 12 | 25,000 |
| GRANTOR: HIGGINBOTHAM JIMMY L | | | | | | |
| GRANTEE: WILSON JOSHUA & JEN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2010] W65 S30 E28 FOP=[YR=2010] S8 E17 N8 W17$ E37 N30$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 4 | 4 | 16.00 | SF | 6.50 | 6.50 | 100 | 2010 | 2010 | 3 | 90 | 94 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 10 | 120.00 | SF | 30.00 | 30.00 | 100 | 2011 | 2011 | 3 | 45 | 1,620 | |
| 3 | 0350 | CARPORT WD | 0 | 100 | 30 | 20 | 600.00 | SF | 8.58 | 8.58 | 100 | 2013 | 2013 | 3 | 55 | 2,831 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 22 | 16 | 352.00 | SF | 5.00 | 5.00 | 100 | 2017 | 2017 | 3 | 74 | 1,302 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,847

| 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 | 2.44 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 85,400 | | | | | | | |

REVIEW DATE 08/16/2019 BY TWA Total Acres: 2.44 Total Land Value: 85,400 Market: 0 Agricultural: 0 Common: 85,400 PRINTED 07/30/2025 BY SYS