LOT 18 R816023
IN OR 729 PG 488
CONSERVATION ESMT OR 729/723

LUEDTKE TROY & CRYSTAL
1639 COUNTRYSIDE ACRES AVENUE
BRYCEVILLE, FL 32009

2025

17-1S-23-0270-0018-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

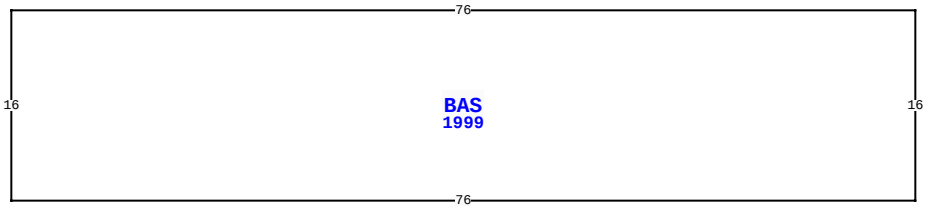
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1999	1,216	55,756
TOTALS	1,216			1,216	55,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	122.6000	104.21	126,719	1995	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2001 Heated Area: 1216 HX Base Yr 2001



1639 COUNTRYSIDE ACRES AVE, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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		55,756
TOTAL MARKET OB/XF VALUE		18,957
TOTAL LAND VALUE - MARKET		85,050
TOTAL MARKET VALUE		159,763
SOH/AGL Deduction		93,348
ASSESSED VALUE		66,415
TOTAL EXEMPTION VALUE	HX HB	41,415
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		159,763
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH951025	MH MOVE-ON	0	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0729/0488	5/09/1995	WD	Q	V		15,000

GRANTOR: STOKES-NASSAU INC
GRANTEE: LUEDTKE TROY & CRYS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W76 S16 E76 N16$.

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	0681	POLE SHED	0	100	48	36	1,728.00	SF	15.00	15.00	100	2013	2013	3	68	17,626	
2	1242	WD DECK A	0	100	0	0	242.00	SF	10.00	10.00	100	2013	2013	3	55	1,331	

LAND DESCRIPTION

TOTAL OB/XF 18,957

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	2.43	AC		1.00	1.00	1.00	35,000.00	35,000.00	85,050							

REVIEW DATE 02/08/2022 BY TWA Total Acres: 2.43 Total Land Value: 85,050 Market: 0 Agricultural: 0 Common: 85,050 PRINTED 07/30/2025 BY SYS