LOT 20
CONSERVATION ESMT OR 729/723
COUNTRYSIDE ACRES PB 5/287

BRADLEY TRINA L L/E/
43196 RATLIFF RD
CALLAHAN, FL 32011

2025

17-1S-23-0270-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

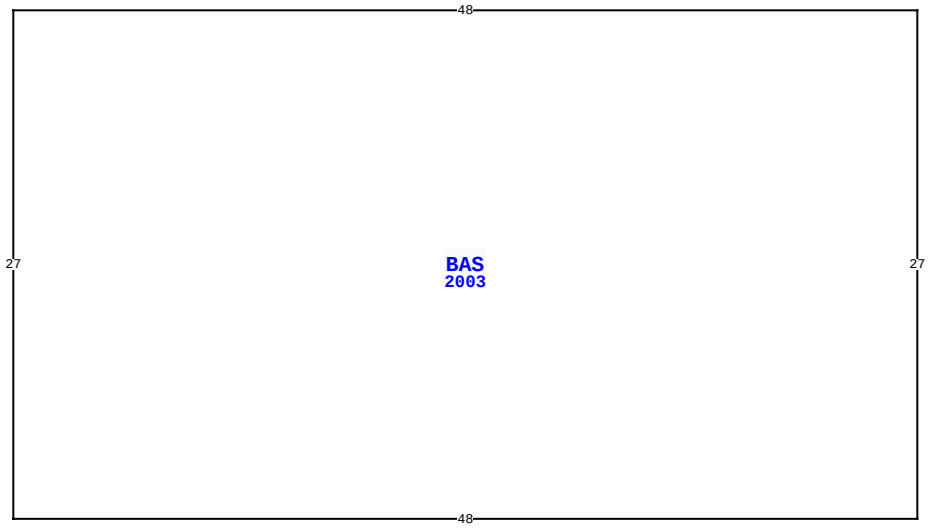
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,296	100	2003	1,296	57,195
TOTALS	1,296			1,296	57,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	118.0000	100.30	129,989	2000	2000	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 0 Heated Area: 1296 HX Base Yr



1581 COUNTRYSIDE ACRES AVE, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	57,195
TOTAL MARKET OB/XF VALUE	7,456
TOTAL LAND VALUE - MARKET	72,450
TOTAL MARKET VALUE	137,101
SOH/AGL Deduction	26,124
ASSESSED VALUE	110,977
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,977
TOTAL JUST VALUE	137,101
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH99	MH MOVE-ON	0	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2767/1698	2/07/2025	LE	U	I	11	100
GRANTOR: BRADLEY TRINA L						
GRANTEE: BRADLEY MICHAEL DER						
2767/1694	2/07/2025	QC	U	I	11	100
GRANTOR: STRATTON HARRY O LIVI						
GRANTEE: BRADLEY TRINA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W48 S27 E48 N27$.

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	1242	WD DECK A	0	0	16	10	160.00	SF	20.00	20.00	100	1999	1999	3	20	640	
2	0812	CONCRETE C	0	0	42	26	1,092.00	SF	4.00	4.00	100	2001	2001	3	79	3,451	
3	0810	CONCRETE A	0	0	15	8	120.00	SF	6.50	6.50	100	2013	2013	3	93	725	
4	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	2013	2013	3	55	2,640	

LAND DESCRIPTION

TOTAL OB/XF 7,456

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	1.61	AC		1.00	1.00	1.00	45,000.00	45,000.00	72,450							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.61 Total Land Value: 72,450 Market: 0 Agricultural: 0 Common: 72,450 PRINTED 07/30/2025 BY SYS