LOTS 33 & 34
IN OR 1879/1780 & OR 1976/1852
COUNTRYSIDE ACRES PB 5/287

PRINGLE BRAD E
1319 COUNTRYSIDE ACRES AVE
BRYCEVILLE, FL 32009

2025

17-1S-23-0270-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

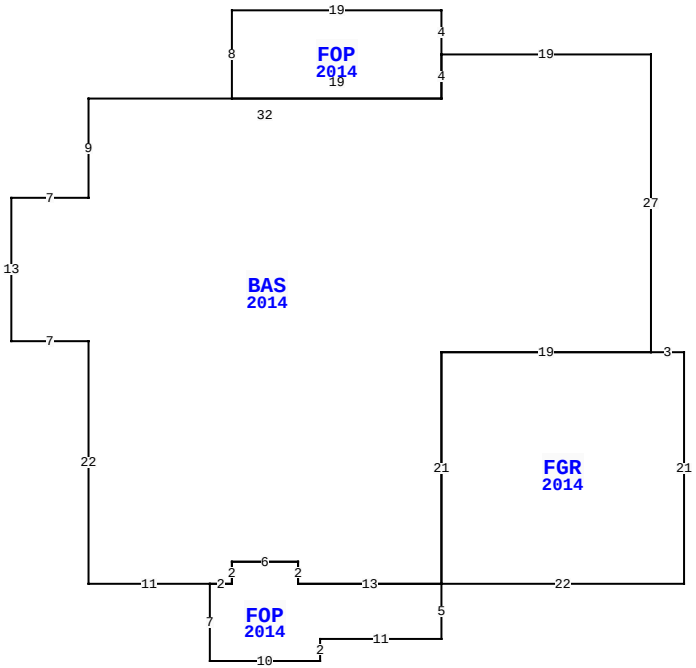
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,000	100	2014	2,000	258,442
FGR	462	55	2014	254	32,822
FOP	137	30	2014	41	5,298
FOP	152	30	2014	46	5,944
TOTALS	2,751			2,341	302,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,341	102.5100	135.31	316,761	2014	2014	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2003 Heated Area: 2000 HX Base Yr 2003



1319 COUNTRYSIDE ACRES AVE, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		302,507
TOTAL MARKET OB/XF VALUE		19,898
TOTAL LAND VALUE - MARKET		114,300
TOTAL MARKET VALUE		436,705
SOH/AGL Deduction		202,824
ASSESSED VALUE		233,881
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		183,159
TOTAL JUST VALUE		436,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327965	NEW CONSTR	0	11/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1976/1852	4/28/2015	QC	U	I	11	100
GRANTOR: PRINGLE BRITTNEY D						
GRANTEE: PRINGLE BRAD EVERET						
1879/1780	9/16/2013	WD	U	I	30	100
GRANTOR: PRINGLE BRAD EVERETTE						
GRANTEE: PRINGLE BRAD EVERET						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2014] W3 BAS=[YR=2014] N27 W19 FOP=[YR=2014] N4 W19 S8 E19 N4$ S4 W32 S9 W7 S13 E7 S22 E11 FOP=[YR=2014] S7 E10 N2 E11 N5 W13 N2 W6 S2 W2$ E2 N2 E6 S2 E13 N21 E19$ W19 S21 E22 N21$.

EXTRA FEATURES

L N	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	0300	BOAT DCK W	0	100	20	8	160.00	SF	40.00	40.00	100	2001	2001	3	28	1,792	
2	0811	CONCRETE B	0	100	0	0	985.00	SF	5.20	5.20	100	2001	2001	3	79	4,046	
3	0812	CONCRETE C	0	100	0	0	4,235.00	SF	4.00	4.00	100	2004	2004	3	83	14,060	

LAND DESCRIPTION

TOTAL OB/XF 19,898

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	3.81	AC		1.00	1.00	1.00	30,000.00	30,000.00	114,300							

REVIEW DATE 08/16/2019 BY TWA Total Acres: 3.81 Total Land Value: 114,300 Market: 0 Agricultural: 0 Common: 114,300 PRINTED 07/30/2025 BY SYS