LOT 35
IN OR 782/1787
R621517 & R621518

BECHER DAVID W
1203 COUNTRYSIDE ACRES
BRYCEVILLE, FL 32009

2025

17-1S-23-0270-0035-0000

NASSAU COUNTY PROPERTY

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 70
Interior Floo	08	SHT VINYL 30
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	04	Quality Level 04

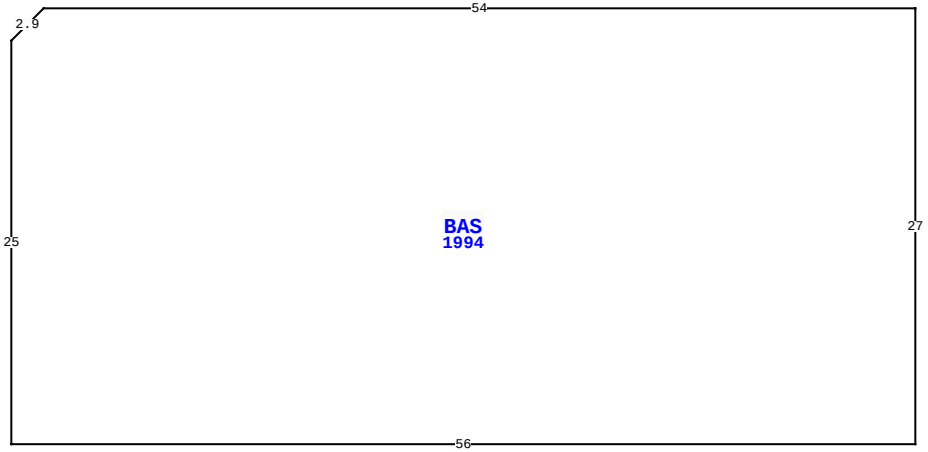
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,510	100	1994	1,510	72,223
TOTALS	1,510			1,510	72,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,510	133.9800	113.88	171,959	1994	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 1995 Heated Area: 1510 HX Base Yr 1995



1203 COUNTRYSIDE ACRES AVE, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		72,223
TOTAL MARKET OB/XF VALUE		52,114
TOTAL LAND VALUE - MARKET		78,400
TOTAL MARKET VALUE		202,737
SOH/AGL Deduction		110,177
ASSESSED VALUE		92,560
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		41,838
TOTAL JUST VALUE		202,737
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008850	24X30 CARPORT	19,076	07/07/2021
R1313616	REPAIR/RRF	0	09/01/2013
R1327547	ADDITION	0	08/01/2013
E24521	NEW CONSTR	0	01/01/2012
B	GARAGE	24,118	12/01/2011
94398	MH MOVE-ON	39,029	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0782/1787	1/21/1997	QC	Q	I	01	100
GRANTOR: BECHER DEBORAH F						
GRANTEE: BECHER DAVID W						
0623/0961	4/11/1991	WD	Q	V		18,500
GRANTOR: STOKES-NASSAU INC						
GRANTEE: BECHER DAVID & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W54 D2 L2 S25 E56 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	0510	GARAGE WD-	0	100	25	24	600.00	SF	35.00	35.00	100	2011	2011	3	60	12,600	
2	0810	CONCRETE A	0	100	24	4	96.00	SF	6.50	6.50	100	2011	2011	3	91	568	
3	0810	CONCRETE A	0	100	0	0	444.00	SF	6.50	6.50	100	2013	2013	3	93	2,684	
4	0351	CARPORT MT	0	100	25	12	300.00	SF	10.00	10.00	100	2013	2013	3	55	1,650	
5	0754	FOP	0	100	12	10	120.00	SF	45.00	45.00	100	2013	2013	3	55	2,970	
6	0753	UEP	0	100	54	10	540.00	SF	66.00	66.00	100	2013	2013	3	68	24,235	
7	0351	CARPORT MT	0	100	30	24	720.00	SF	10.00	10.00	100	2021	2021	3	90	6,480	
8	0810	CONCRETE A	0	100	24	6	144.00	SF	6.50	6.50	100	2021	2021	3	99	927	

LAND DESCRIPTION

TOTAL OB/XF 52,114

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	2.24	AC		1.00	1.00	1.00	35,000.00	35,000.00	78,400							

REVIEW DATE 02/01/2022 BY TWX Total Acres: 2.24 Total Land Value: 78,400 Market: 0 Agricultural: 0 Common: 78,400 PRINTED 07/30/2025 BY SYS