LOT 41
(EX OR 2646/1676)
COUNTRYSIDE ACRES PB 5/287

WRYE DAWN
1680 PINE WIND LN
BRYCEVILLE, FL 32009

2025

17-1S-23-0270-0041-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 50
Roof Cover	03	COMP SHNGL 50
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

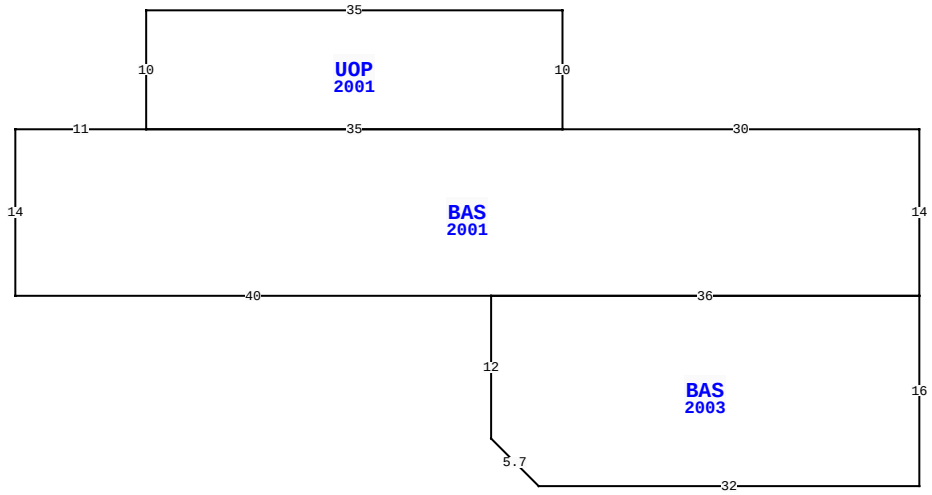
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	2001	1,064	31,252
BAS	568	100	2003	568	16,683
UOP	350	25	2001	88	2,585
TOTALS	1,982			1,720	50,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,720	104.9000	83.92	144,342	1992	1997	0	0	0	65.00	35.00

1 M/H 93- – 100% - 2002 Heated Area: 1632 HX Base Yr 2002



1680 PINE WIND LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 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		50,520
TOTAL MARKET OB/XF VALUE		23,625
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		119,145
SOH/AGL Deduction		61,932
ASSESSED VALUE		57,213
TOTAL EXEMPTION VALUE	HX HB WX	37,213
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		119,145
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531003	GARAGE	38,997	08/31/2015
M036923	ADDITION	576	01/04/2003
MH97	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0791/0443	4/23/1997	WD	Q	V		15,500
GRANTOR: STOKES-NASSAU INC						
GRANTEE: WRYE JAMES JR & DAW						
0781/0909	1/07/1997	CT	U	V	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: STOKES-NASSAU INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] W30 W35 W11 S14 E40 E36 N14 $
BAS=[YR=2003;ORIG=-36,14] S12 D4R4 E32 N16 W36 $
UOP=[YR=2001;ORIG=-30,0] N10 W35 S10 E35 $
.

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	30	30	900.00	SF	35.00	35.00	100	2015	2015	3	75	23,625	

LAND DESCRIPTION

TOTAL OB/XF 23,625

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/07/2023 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS