PT LOT 41
IN OR 2646/1676
COUNTRYSIDE ACRES PB 5/287

MATTESON DAVID EARL & LISA MARIE
1680 PINE WIND LN
BRYCEVILLE, FL 32009

2025

17-1S-23-0270-0041-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 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
Quality	04	Quality Level 04

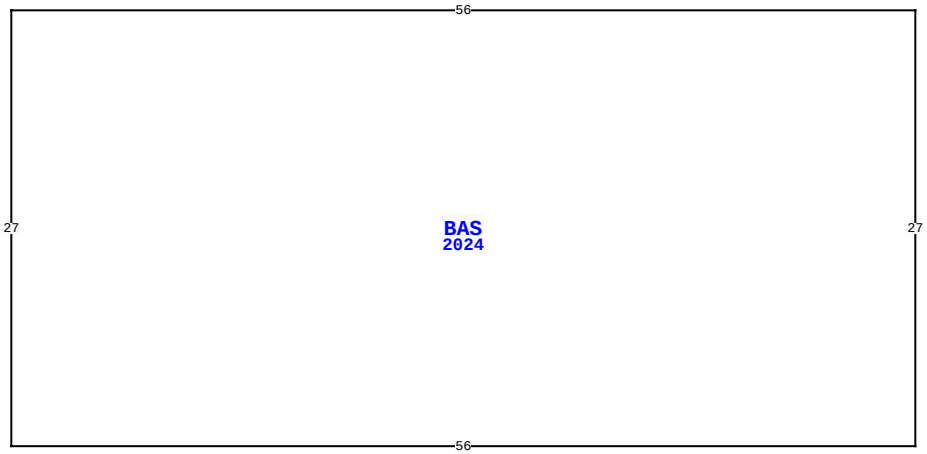
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2024	1,512	163,190
TOTALS	1,512			1,512	163,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	128.2600	109.02	164,838	2023	2023	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2024 Heated Area: 1512 HX Base Yr 2024



1664 PINE WIND LN, BRYCEVILLE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		163,190
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		235,190
SOH/AGL Deduction		37,623
ASSESSED VALUE		197,567
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		146,845
TOTAL JUST VALUE		235,190
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012821	CO ISSSUED		10/05/2023
230010371	NEW DWMH		08/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2646/1676	6/08/2023	WD	U	V	11	100

GRANTOR: WRYE DAWN
GRANTEE: MATTESON DAVID EARL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,20] S27 E56 N27 W56 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.60	AC		1.00	1.00	1.00	45,000.00	45,000.00	72,000							

REVIEW DATE 10/10/2023 BY WW Total Acres: 1.60 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 07/30/2025 BY SYS