

LOCKWOOD JODY & MARY
1534 PINEWIND LANE
BRYCEVILLE, FL 32009

17-1S-23-0270-0044-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10008SHT VINYL 10003CENTRAL 10004AIR DUCTED 10021002WOOD FRAME 1001.1.10000100NONE 100

CONSTRUCTION

QUALITY06Quality Level 06DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA09NEIGHBORHOOD/LOC9008.00

TOTALS

1,5121,506165,865

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0200011,506125.5110112.96170,11820182018002.5097.50

SFR MODULR - 100% - 2010Heated Area: 1504HX Base Yr 2010

Basement Area: 2648

FOP2648

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:

BUILDING MARKET VALUE165,865TOTAL MARKET OB/XF VALUE10,380TOTAL LAND VALUE - MARKET94,850TOTAL MARKET VALUE271,095SOH/AGL Deduction126,709ASSESSED VALUE144,386TOTAL EXEMPTION VALUEHX HB50,722BASE TAXABLE VALUE93,664TOTAL JUST VALUE271,095NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE240,619

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / V / I / RSN CD SALE PRICE1380/05731/10/2006WD U I I 21120,500GRANTOR: BAUGH LAWRENCE DGRANTEE: LOCKWOOD JODY & MAR0687/00788/23/1993WD Q I I 48,000GRANTOR: PEARCE KEVIN BGRANTEE: BAUGH LAWRENCE D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W56 S27 E10 FOP=[YR=2018] E4 N2 W4 S2\$ N2 E4 S2 E42 N27\$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000007OR0.000.002.71AC1.001.001.0035,000.0035,000.0094,850

EXTRA FEATURES

1534 PINE WIND LN, BRYCEVILLE

BLD DATEXF DATEINC DATE09/20/2007JHLGL DATELAND DATEAG DATE05/09/2025MLU

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10350CARPORT WD010036301,080.00SF13.0013.00100201020103405,616

20940SHEDS/PORT01001210120.00SF30.0030.0010019921992320720

30811CONCRETE B01003624864.00SF5.205.20100201020103904,044

REVIEW DATE03/13/2019BY TWXTotal Acres: 2.71Total Land Value: 94,850Market: 0Agricultural: 0Common: 94,850PRINTED 07/30/2025 BY SYS