LOT 50
IN OR 832/1523
R568256 & R568257

HOWELL CYNTHIA D &/HOWELL CHARLES G
1856 TUSTENUGGEE CT
BRYCEVILLE, FL 32009

2025

17-1S-23-0270-0050-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

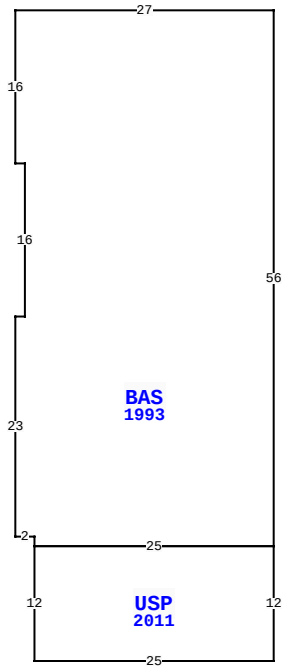
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,494	100	1993	1,494	43,888
USP	300	50	2011	150	4,406
TOTALS	1,794			1,644	48,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,644	115.2000	97.92	160,980	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 2025 Heated Area: 1494 HX Base Yr



1856 TUSTENUGGEE CT, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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	48,294
TOTAL MARKET OB/XF VALUE	4,205
TOTAL LAND VALUE - MARKET	107,640
TOTAL MARKET VALUE	160,139
SOH/AGL Deduction	0
ASSESSED VALUE	160,139
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	160,139
TOTAL JUST VALUE	160,139
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94784	ADDITION	2,500	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0832/1523	5/06/1998	QC	Q	I	01	8,000
GRANTOR: HOWELL CHARLES G						
GRANTEE: HOWELL CHARLES & CY						
0626/1014	5/22/1991	WD	Q	V		17,000
GRANTOR: STOKES-NASSAU INC						
GRANTEE: HOWELL CHARLES G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 S16 E1 S16 W1 S23 E2 S1 USP=[YR=2011] S12 E25 N12 W25$ E25 N56$.

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	0681	POLE SHED	0	0	0	0	394.00	SF	15.00	15.00	100	1984	1984	3	20	1,182	
2	0810	CONCRETE A	0	0	25	20	500.00	SF	6.50	6.50	100	2013	2013	3	93	3,023	

LAND DESCRIPTION

TOTAL OB/XF 4,205

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	0	0006	OR	0.00	0.00	5.52	AC		1.00	1.00	1.00	19,500.00	19,500.00	107,640							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 5.52 Total Land Value: 107,640 Market: 0 Agricultural: 0 Common: 107,640 PRINTED 07/30/2025 BY SYS