LOT 51
CONSERVATION ESMT OR 729/723
COUNTRYSIDE ACRES PB 5/287

LEATHERMAN LINDA F L/E/
1844 TUSTENUGGEE COURT
BRYCEVILLE, FL 32009

2025

17-1S-23-0270-0051-0000

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 90
Interior Floo	08	SHT VINYL 10
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

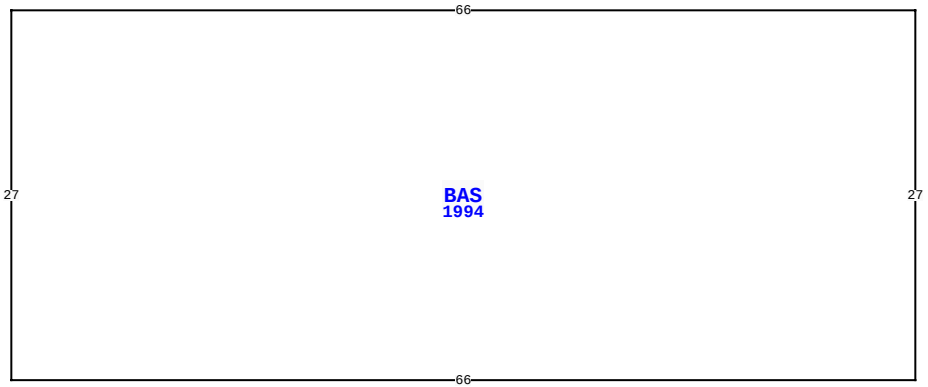
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1994	1,782	78,631
TOTALS	1,782			1,782	78,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	123.6000	105.06	187,217	1994	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 1995 Heated Area: 1782 HX Base Yr 1995



1844 TUSTENUGGEE CT, 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		78,631
TOTAL MARKET OB/XF VALUE		3,432
TOTAL LAND VALUE - MARKET		73,850
TOTAL MARKET VALUE		155,913
SOH/AGL Deduction		86,422
ASSESSED VALUE		69,491
TOTAL EXEMPTION VALUE	HX HB WX	49,491
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		155,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2699/184	3/06/2024	WD	U	I	11	100
GRANTOR: LEATHERMAN LINDA K						
GRANTEE: REILLY LORI						
0712/0342	8/25/1994	WD	Q	V		16,500
GRANTOR: STOKES-NASSAU INC						
GRANTEE: LEATHERMAN JOSEPH &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W66 S27 E66 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
2	1242	WD DECK A	0	100	0	0	306.00	SF	5.00	5.00	100	2013	2013	3	55	842	

LAND DESCRIPTION

TOTAL OB/XF 3,432

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	2.11	AC		1.00	1.00	1.00	35,000.00	35,000.00	73,850							

REVIEW DATE 05/13/2020 BY TWA Total Acres: 2.11 Total Land Value: 73,850 Market: 0 Agricultural: 0 Common: 73,850 PRINTED 07/30/2025 BY SYS