LOT 52
CONSERVATION ESMT OR 729/723
COUNTRYSIDE ACRES PB 5/287

HOWER JAMES JOSEPH & KIMBERLY A
1776 TUSTENUGGEE COURT
BRYCEVILLE, FL 32009

2025

17-1S-23-0270-0052-0000

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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

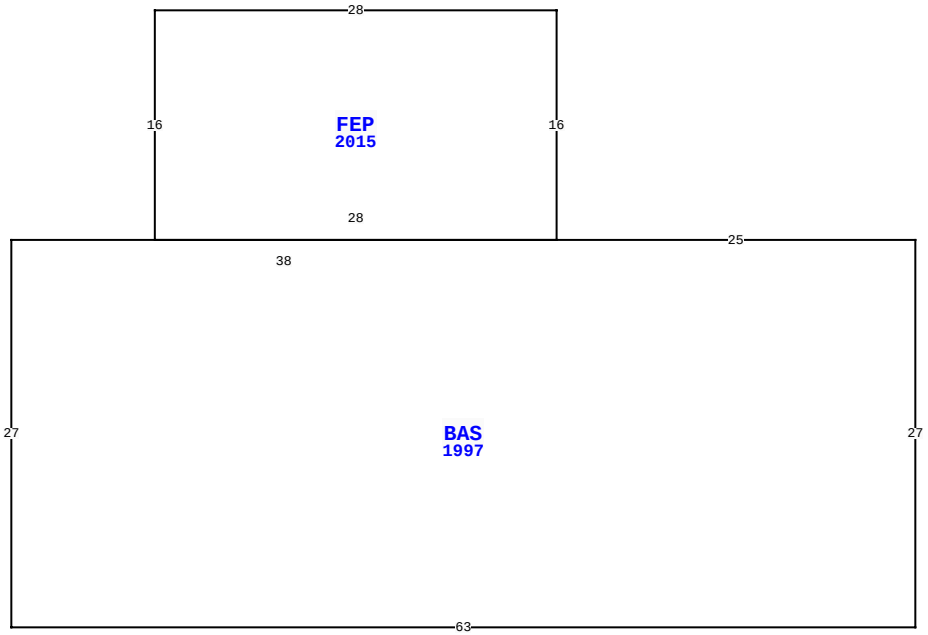
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,701	100	1997	1,701	124,998
FEP	448	85	2015	381	27,997
TOTALS	2,149			2,082	152,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,082	135.0800	114.82	239,055	1997	2010	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2024 Heated Area: 2082 HX Base Yr 2024



1776 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		152,995
TOTAL MARKET OB/XF VALUE		9,440
TOTAL LAND VALUE - MARKET		80,850
TOTAL MARKET VALUE		243,285
SOH/AGL Deduction		134,770
ASSESSED VALUE		108,515
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		52,793
TOTAL JUST VALUE		243,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010419	REMOVE/REPLACE WI	20,682	09/10/2024
MH971923	MH MOVE-ON	0	09/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2637/325	5/01/2023	WD	Q	I	01	282,000
GRANTOR: FLEMING DIANNE LAVOND						
GRANTEE: HOWER JAMES JOSEPH						
2637/323	10/31/1997	FJ	U	I	11	0
GRANTOR: KOES JAMES MICHAEL						
GRANTEE: FLEMING DIANNE LAVO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=0,0] W25 W38 S27 E63 N27 $
FEP=[YR=2015;ORIG=-25,0] N16 W28 S16 E28 $
.

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	1997	1997	3	79	2,765	
2	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	2013	2013	3	55	704	
3	0811	CONCRETE B	0	100	30	18	540.00	SF	5.20	5.20	100	2013	2013	3	93	2,611	
4	0351	CARPORT MT	0	100	30	16	480.00	SF	10.00	10.00	100	2016	2016	3	70	3,360	

LAND DESCRIPTION

TOTAL OB/XF 9,440

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	2.31	AC		1.00	1.00	1.00	35,000.00	35,000.00	80,850							

REVIEW DATE 02/20/2025 BY WWA Total Acres: 2.31 Total Land Value: 80,850 Market: 0 Agricultural: 0 Common: 80,850 PRINTED 07/30/2025 BY SYS