LOT 57
CONSERVATION ESMT OR 729/723
COUNTRYSIDE ACRES PB 5/287

SMITH JAMES
1171 MORNING DOVE LN
BRYCEVILLE, FL 32009

2025

17-1S-23-0270-0057-0000

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 100
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
Occupancy	00	NONE 100
Quality	02	Quality Level 02

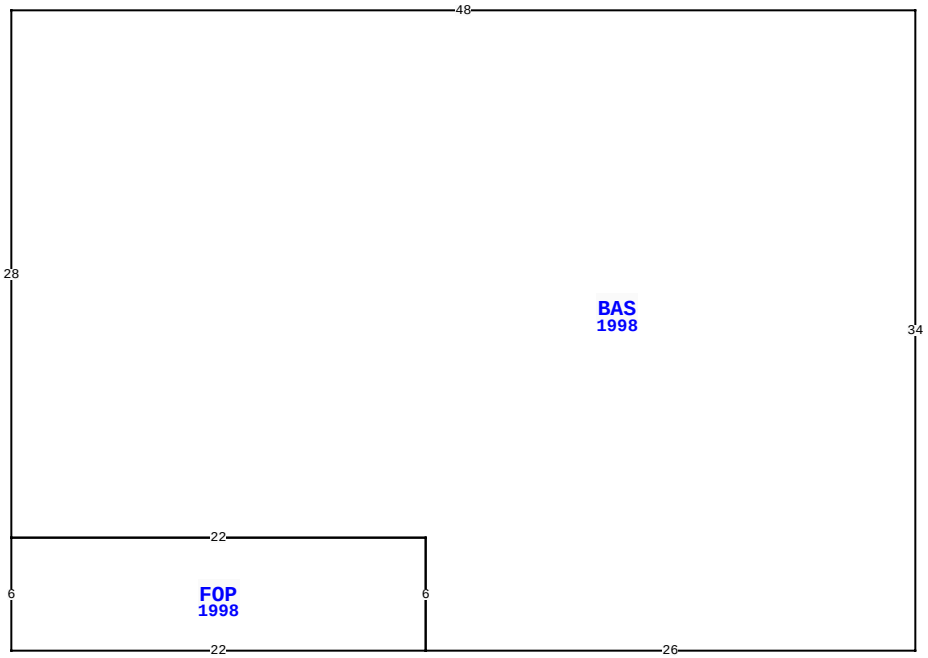
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1998	1,500	184,141
FOP	132	30	1998	40	4,910
TOTALS	1,632			1,540	189,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,540	106.5900	140.70	216,678	1998	1998	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2025 Heated Area: 1500 HX Base Yr 2025



1171 MORNING DOVE LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		189,052
TOTAL MARKET OB/XF VALUE		7,008
TOTAL LAND VALUE - MARKET		149,400
TOTAL MARKET VALUE		345,460
SOH/AGL Deduction		0
ASSESSED VALUE		345,460
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		294,738
TOTAL JUST VALUE		345,460
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017544	SHINGLES	9,000	12/20/2021
M982785	H/AC	0	02/01/1998
B974386	NEW CONSTR	68,600	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2689/1234	1/18/2024	WD	Q	I	01	385,000
GRANTOR: ROBERTS BRENT & KIERS						
GRANTEE: SMITH JAMES						
2528/1393	1/10/2022	WD	Q	I	01	325,000
GRANTOR: RAY JOHNNY H III						
GRANTEE: ROBERT BRENT & KIER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W48 S28 FOP=[YR=1998] S6 E22 N6 W22 $ E22 S6 E26 N34 $.

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	1998	1998	3	80	2,800	
2	0855	CONC PAVER	0	100	0	0	425.00	SF	10.00	10.00	100	2021	2021	3	99	4,208	

LAND DESCRIPTION

TOTAL OB/XF 7,008

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	0004	OR	0.00	0.00	4.98	AC		1.00	1.00	1.00	30,000.00	30,000.00	149,400							

REVIEW DATE 04/23/2025 BY WWA Total Acres: 4.98 Total Land Value: 149,400 Market: 0 Agricultural: 0 Common: 149,400 PRINTED 07/30/2025 BY SYS