PT NW1/4 IN OR 2676/1904
ESMT IN OR 1491/1506, OR 1513/96
OR 2739-307

ANTHONY MARK & CHLOE M
1165 WINDRIDGE LN
BRYCEVILLE, FL 32009

2026

17-1S-23-0000-0003-0200

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	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

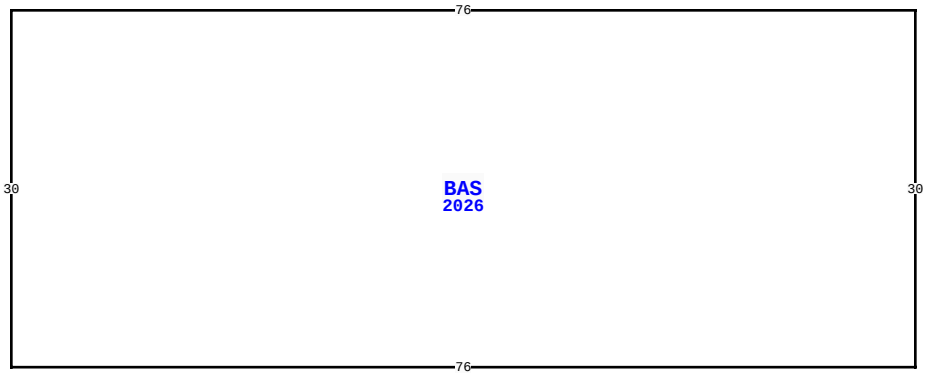
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2026	2,280	234,839
TOTALS	2,280			2,280	234,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	115.6000	104.04	237,211	2025	2025	0	0	0	1.00	99.00

1 M/H 94+ 100% - 2026 Heated Area: 2280 HX Base Yr 2026



1165 WINDRIDGE LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		234,839
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		274,839
SOH/AGL Deduction		0
ASSESSED VALUE		274,839
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		223,428
TOTAL JUST VALUE		274,839
NCON VALUE		234,839
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		45,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250003919	NEW DOUBLE WIDE M	0	04/15/2025
MH240012063	NEW DOUBLE WIDE M	0	10/28/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/1904	10/18/2023	QC	U	V	11	100

GRANTOR: WIGHTMAN MARK & JANNE
GRANTEE: ANTHONY MARK & CHLO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=20,10] S30 E76 N30 W76 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR			1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 06/06/2025 BY WW Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS