LOT 3
IN OR 1475/480
R672883 & R672884

STATON ROGER DALE SR
1278 COUNTRYSIDE ACRES AV
BRYCEVILLE, FL 32009

2026

17-1S-23-0270-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

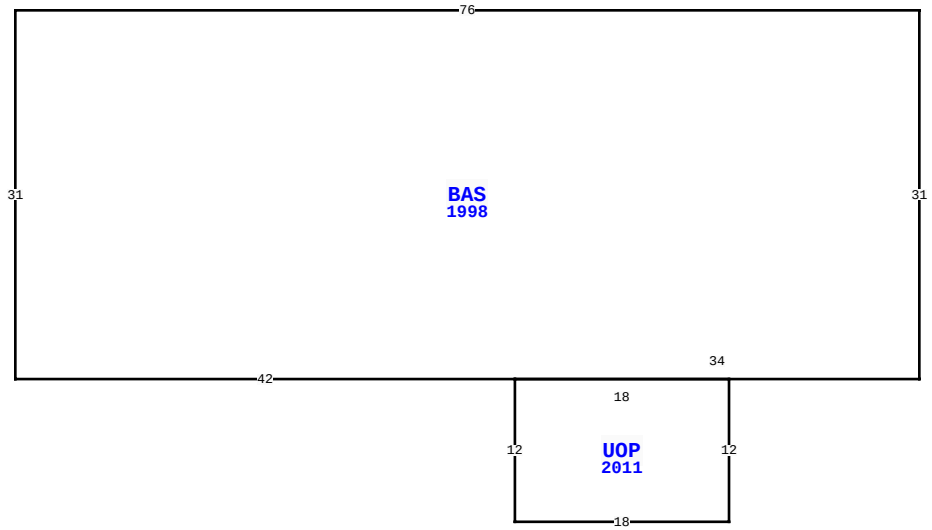
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	1998	2,356	86,979
UOP	216	25	2011	54	1,994
TOTALS	2,572			2,410	88,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,410	117.2000	105.48	254,207	1998	1998	0	0	0	65.00	35.00

1 M/H 94+ 100% - 1999 Heated Area: 2356 HX Base Yr 1999



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

1278 COUNTRYSIDE ACRES AVE, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		88,972
TOTAL MARKET OB/XF VALUE		3,485
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		160,457
SOH/AGL Deduction		71,768
ASSESSED VALUE		88,689
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		32,278
TOTAL JUST VALUE		160,457
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982343	MH MOVE-ON	0	08/01/1998
MH94547	MH MOVE-ON	50,000	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/0480	1/30/2007	QC	Q	I	01	100
GRANTOR: STATON KAREN LEIGH						
GRANTEE: STATON ROGER DALE S						
0816/0286	12/10/1997	WD	Q	V		14,000
GRANTOR: STOKES-NASSAU INC						
GRANTEE: STATON ROGER & KARE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 S31 E42 UOP=[YR=2011] S12 E18 N12 W18$ E34 N31$.

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	79	2,765	
2	0751	UOP	0	100	12	10	120.00	SF	10.00	10.00	100	2012	2012	3	60	720	

LAND DESCRIPTION

TOTAL OB/XF 3,485

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	1.70	AC		1.00	1.00	1.00	40,000.00	40,000.00	68,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.70 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS