LOT 4
IN OR 832/1609
R672986 & R672987 & R672988

EDENFIELD CLAYTON A
1328 COUNTRYSIDE ACRES AV
BRYCEVILLE, FL 32009

**2026**

**17-1S-23-0270-0004-0000**

## 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 | 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 |

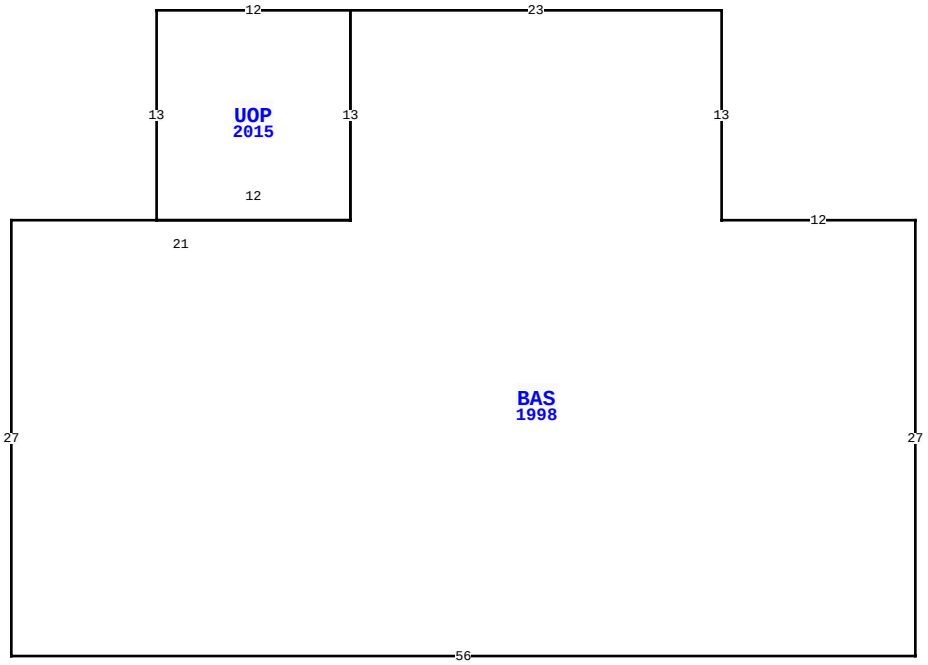
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,811 | 100 | 1998 | 1,811 | 67,087 |
| UOP | 156 | 25 | 2015 | 39 | 1,445 |
| TOTALS | 1,967 | | | 1,850 | 68,531 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,850 | 117.6000 | 105.84 | 195,804 | 1998 | 1998 | 0 | 0 | 0 | 65.00 | 35.00 |

1 M/H 94+ 100% - 1999 Heated Area: 1811 HX Base Yr 1999




1328 COUNTRYSIDE ACRES AVE, BRYCEVILLE

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 68,531 |
| TOTAL MARKET OB/XF VALUE | | 3,269 |
| TOTAL LAND VALUE - MARKET | | 67,200 |
| TOTAL MARKET VALUE | | 139,000 |
| SOH/AGL Deduction | | 65,963 |
| ASSESSED VALUE | | 73,037 |
| TOTAL EXEMPTION VALUE | HX HB | 48,037 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 139,000 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 152,636 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH98 | MH MOVE-ON | 0 | 05/01/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0832/1609 | 5/06/1998 | WD | Q | V | | 16,000 |
| GRANTOR: STOKES-NASSAU INC | | | | | | |
| GRANTEE: EDENFIELD CLAYTON A | | | | | | |
| 0783/1865 | 3/02/1997 | CT | U | V | 14 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: STOKES-NASSAU INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1998] W12 N13 W23 UOP=[YR=2015] W12 S13 E12 N13$ S13 W21 S27 E56 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 | 1998 | 1998 | 3 | 79 | 2,765 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 12 | 6 | 72.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 70 | 504 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,269

| 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 | 1.68 | AC | | 1.00 | 1.00 | 1.00 | 40,000.00 | 40,000.00 | 67,200 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.68 Total Land Value: 67,200 Market: 0 Agricultural: 0 Common: 67,200 PRINTED 07/09/2026 BY SYS