LOT 5
IN OR 1970/1679
CONSERVATION ESMT OR 729/723

JIMENEZ STEVEN H &/HUNT AMANDA R
1370 COUNTRYSIDE ACRES AV
BRYCEVILLE, FL 32009

2026

17-1S-23-0270-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

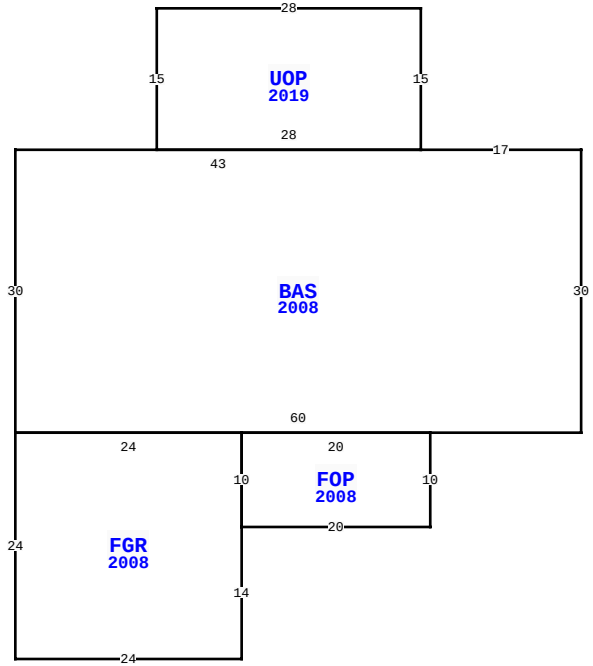
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,800	100	2008	1,800	194,845
FGR	576	55	2008	317	34,314
FOP	200	30	2008	60	6,495
UOP	420	20	2019	84	9,092
TOTALS	2,996			2,261	244,747

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,261	123.8573	117.66	266,029	2008	2008	0	0	0	8.00	92.00

1 SFR MODULR 100% - 2023 Heated Area: 1800 HX Base Yr



BLD DATE	02/03/2009 DJ	LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

1370 COUNTRYSIDE ACRES AVE, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		244,747
TOTAL MARKET OB/XF VALUE		2,625
TOTAL LAND VALUE - MARKET		73,200
TOTAL MARKET VALUE		320,572
SOH/AGL Deduction		39,310
ASSESSED VALUE		281,262
TOTAL EXEMPTION VALUE	13	281,262
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		320,572
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20990	ADDITION	7,250	01/01/2008
B20992	ADDITION	33,930	01/01/2008
R10981	REPAIR/RRF	1,800	01/01/2008
R10982	REPAIR/RRF	2,000	01/01/2008
P12752	OTHER	0	10/01/2007
E20026	ELEC OTHER	0	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1970/1679	3/21/2015	WD	Q	I	01	189,900
GRANTOR: ATKINS DAVID LYNN & R						
GRANTEE: JIMENEZ STEVEN H &						
1497/0866	5/07/2007	WD	U	V	07	100
GRANTOR: O'HEARN JOHN & LILLIA						
GRANTEE: ATKINS DAVID L & RH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W17 UOP=[YR=2019] N15 W28 S15 E28$ W43 S30
FGR=[YR=2008] S24 E24 N14 FOP=[YR=2008] E20 N10 W20 S10$
N10 W24$ E60 N30$.

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
2	1242	WD DECK A	0	100	0	0	375.00	SF	10.00	10.00	100	2017	2017	3	70	2,625	

LAND DESCRIPTION

TOTAL OB/XF 2,625

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	1.83	AC		1.00	1.00	1.00	40,000.00	40,000.00	73,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.83 Total Land Value: 73,200 Market: 0 Agricultural: 0 Common: 73,200 PRINTED 07/09/2026 BY SYS