LOT 6
CONSERVATION ESMT OR 729/723
COUNTRYSIDE ACRES PB 5/287

BUSSEN DAMIAN & HOPE
1390 COUNTRYSIDE ACRES
BRYCEVILLE, FL 32009

2026

17-1S-23-0270-0006-0000

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

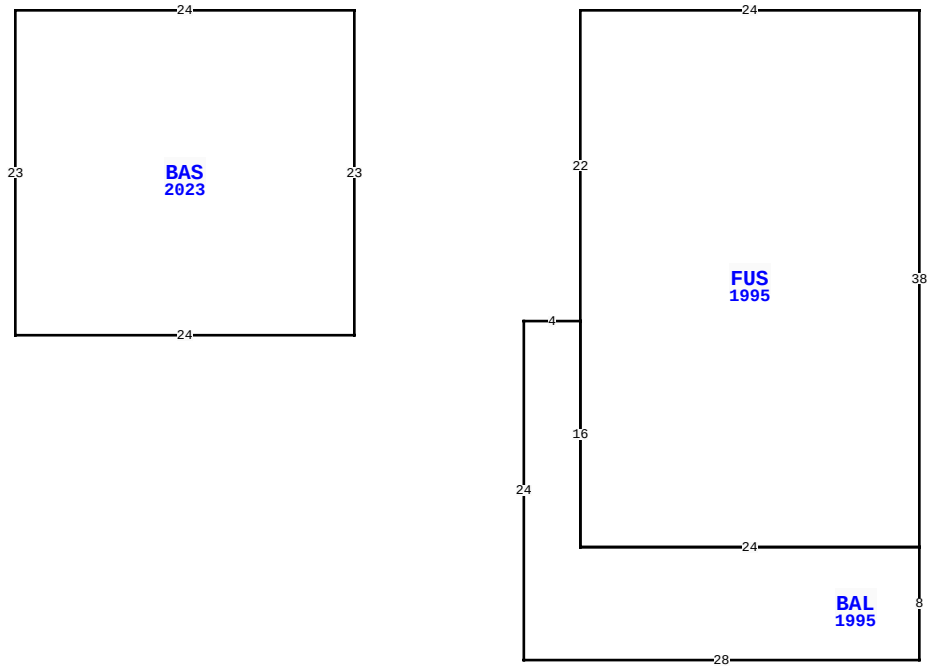
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	288	15	1995	43	6,057
BAS	552	100	2023	552	77,758
FUS	912	100	1995	912	128,471
TOTALS	1,752			1,507	212,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,507	118.8810	165.24	249,017	1995	1995	0	0	0	14.75	85.25

1 SNGL FAM 100% - 2026 Heated Area: 1464 HX Base Yr 2026



1390 COUNTRYSIDE ACRES AVE, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		212,287
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		76,400
TOTAL MARKET VALUE		288,687
SOH/AGL Deduction		0
ASSESSED VALUE		288,687
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		237,276
TOTAL JUST VALUE		288,687
NCON VALUE		74,976
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B94825	NEW CONSTR	37,620	03/01/1994
8036	NEW CONSTR	37,627	04/27/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2787/627	5/09/2025	WD	Q	I	01	350,000
GRANTOR: TATE GREGORY F & BETH						
GRANTEE: BUSSEN DAMIAN & HOP						
2405/0894	10/30/2020	WD	Q	I	01	125,000
GRANTOR: MULDER KELLY J & TINA						
GRANTEE: TATE GREGORY F & BE						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=1995;ORIG=0,0] W24 S22 S16 E24 N38 $
BAL=[YR=1995;ORIG=-24,22] W4 S24 E28 N8 W24 N16 $
BAS=[YR=2023;ORIG=-64,0] E24 S23 W24 N23 $
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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	0006	OR	0.00	0.00	1.91	AC		1.00	1.00	1.00	40,000.00	40,000.00	76,400							

REVIEW DATE 10/09/2025 BY WWA Total Acres: 1.91 Total Land Value: 76,400 Market: 0 Agricultural: 0 Common: 76,400 PRINTED 07/09/2026 BY SYS