

WHALEY ROBIN
1468 COUNTRYSIDE ACRES AV
BRYCEVILLE, FL 32009

17-1S-23-0270-0009-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 100
Roof Structur03GABLE/HIP 100
Roof Cover12MODULAR MT 100
Interior Wall04PLYWOOD 100
Interior Floo14CARPET 80
Interior Floo08SHT VINYL 20
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms
BathroomsFrame
StoriesUnits1.
1. 100
0 100

Quality03Quality Level 03
DOR CODE0200MOBILE HOME
MAP NUMMKT AREA09
NEIGHBORHOOD/LOC9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,342	100	2003	2,342	124,647
UOP	170	25	2021	42	2,235
UOP	560	25	2021	140	7,451

TOTALS	3,072			2,524	134,333
--------	-------	--	--	-------	---------

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0800022,524123.2000110.88279,861200320030052.0048.00

M/H 94+ 100% - 2021 Heated Area: 2342 HX Base Yr 2021

The diagram shows a large rectangular lot measuring 14 by 29 units. Inside the lot are two smaller structures:

- A top-left rectangle labeled "UOP 2021" with dimensions 14 by 4.
- A bottom-right L-shaped structure labeled "BAS 2003" with overall width 36 and depth 29. It includes a small protrusion at its base with dimensions 7 by 3.

Dashed lines indicate various measurements around the perimeter and between features.

NASSAU COUNTY PROPERTY

PAGE 1 of 16

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:

BUILDING MARKET VALUE134,333TOTAL MARKET OB/XF VALUE4,464TOTAL LAND VALUE - MARKET73,440TOTAL MARKET VALUE212,237SOH/AGL Deduction55,957ASSESSED VALUE156,280TOTAL EXEMPTION VALUEHX HB51,411BASE TAXABLE VALUE104,869TOTAL JUST VALUE212,237NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE211,194

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE2413/138911/05/2020QC U I 11100GRANTOR:PITTMAN LEROYGRantee:WHALEY ROBIN1738/16335/04/2011WD U I 1167,500GRANTOR:FEDERAL HOME LOAN MORGrantee:PITTMAN LEROY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W36 UOP=[YR=2021] N14 W40 S14 E40\$ W40 S29 R2 D2 E14 UOP=[YR=2021] S8 E20 N9 W7 S1 W10 N1 W3 S1\$ N1 E3 S1 E10 N1 E7 S1 E38 U2 R2 N29\$.

LAND DESCRIPTION

LUSE CLSLAND USECAPRDLOCFRONTDEPTHTOT UNITSUNITDPHT% TOT UNITADJ UNITLAND OTHERADJUSTMENTSYEARDENSITYDECLFRZYRCONSRVCODEDESCRPTIONDESCRIPTIONCPCDDZONEONEDEPHTFACTCONDADJPRIPRICEVALUEANDNOTES

1000100CRESS1000006OR0.000.001.84AC1.001.001.0040,000.0040,000.0073,440

REVIEW DATE01/01/2023BYCDTotal Acres: 1.84Total Land Value: 73,440Market: 0Agricultural: 0Common: 73,440PRINTED 07/09/2026 BY SYS