LOT 12
IN OR 701 PG 1478
R788173 & R788174

SHROWDER JAMES WADE/MCKINNON SUZANNE
1582 COUNTRYSIDE ACRES AVE
BRYCEVILLE, FL 32009

2026

17-1S-23-0270-0012-0000

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 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

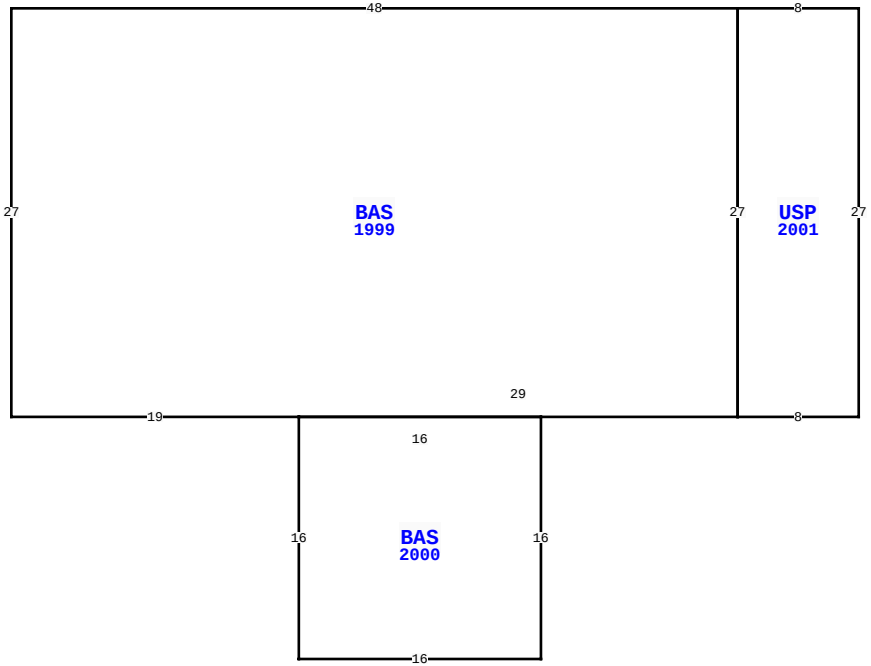
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1999	1,296	41,151
BAS	256	100	2000	256	8,129
USP	216	50	2001	108	3,429
TOTALS	1,768			1,660	52,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,660	117.6000	105.84	175,694	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ 100% - 2004 Heated Area: 1552 HX Base Yr 2004



1582 COUNTRYSIDE ACRES AVE, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		52,708
TOTAL MARKET OB/XF VALUE		7,762
TOTAL LAND VALUE - MARKET		84,280
TOTAL MARKET VALUE		144,750
SOH/AGL Deduction		69,275
ASSESSED VALUE		75,475
TOTAL EXEMPTION VALUE	HX HB	50,475
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		144,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0701/1478	4/05/1994	WD	Q	V		16,500

GRANTOR: STOKES-NASSAU INC
GRANTEE: SHROWDER & MCKINNON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] W48 S27 E19 E29 N27 $
BAS=[YR=2000;ORIG=-29,27] S16 E16 N16 W16 $
USP=[YR=2001;ORIG=0,0] E8 S27 W8 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	1994	1994	3	72	2,520	
2	0510	GARAGE WD-	0	100	22	12	264.00	SF	35.00	35.00	100	1998	1998	3	24	2,218	
5	0510	GARAGE WD-	0	100	0	0	320.00	SF	35.00	35.00	100	2001	2001	3	27	3,024	

LAND DESCRIPTION

TOTAL OB/XF 7,762

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	3.01	AC		1.00	1.00	1.00	28,000.00	28,000.00	84,280							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.01 Total Land Value: 84,280 Market: 0 Agricultural: 0 Common: 84,280 PRINTED 07/09/2026 BY SYS