LOT 13 R568281 R568282
IN OR 2087/1819
CONSERVATION ESMT OR 729/723

LINDSAY RICHARD JR
259 S ELLIS RD
JACKSONVILLE, FL 32254

2026

17-1S-23-0270-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	04	Quality Level 04

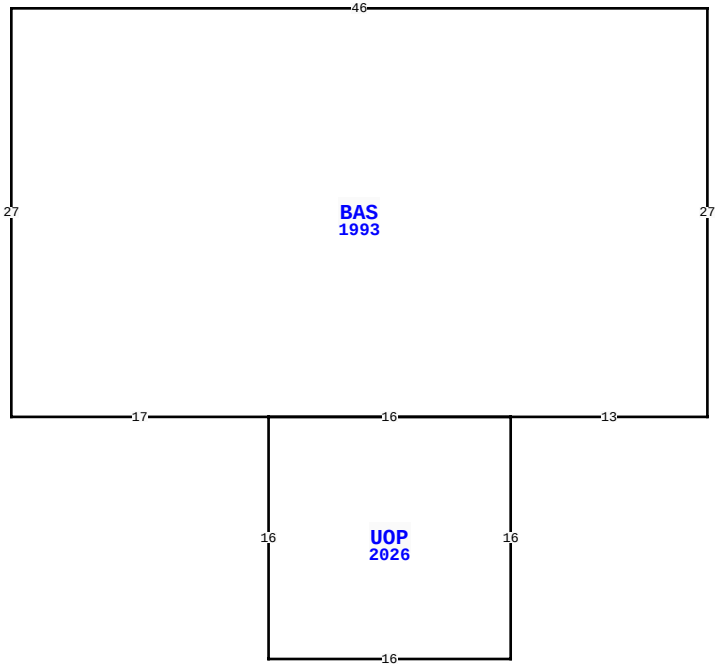
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	1993	1,242	43,061
UOP	256	25	2026	64	2,219
TOTALS	1,498			1,306	45,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,306	135.9600	115.57	150,934	1993	1993	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1242 HX Base Yr



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

1680 COUNTRYSIDE ACRES AVE, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	45,280
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	99,620
TOTAL MARKET VALUE	144,900
SOH/AGL Deduction	22,436
ASSESSED VALUE	122,464
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,464
TOTAL JUST VALUE	144,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2087/1819	12/09/2016	WD	U	I	37	35,000
GRANTOR: AVILA ORLANDO J						
GRANTEE: LINDSAY RICHARD JR						
2064/0766	8/11/2016	TX	U	I	11	10,000
GRANTOR: TAX COLLECTOR						
GRANTEE: AVILA ORLANDO J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W46 S27 E17 E16 E13 N27 $
UOP=[YR=2026;ORIG=-29,27] E16 S16 W16 N16 $
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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	0	0006	OR	0.00	0.00	2.93	AC		1.00	1.00	1.00	34,000.00	34,000.00	99,620							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.93 Total Land Value: 99,620 Market: 0 Agricultural: 0 Common: 99,620 PRINTED 07/09/2026 BY SYS