LOT 14
COUNTRYSIDE ACRES PB 5/287

GURLEY CASSIE MARIE/GURLEY MICHAEL DERRELL & TERRI
1712 COUNTRYSIDE ACRES AVE
BRYCEVILLE, FL 32009

2026

17-1S-23-0270-0014-0000

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	07	CORK/VTILE 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

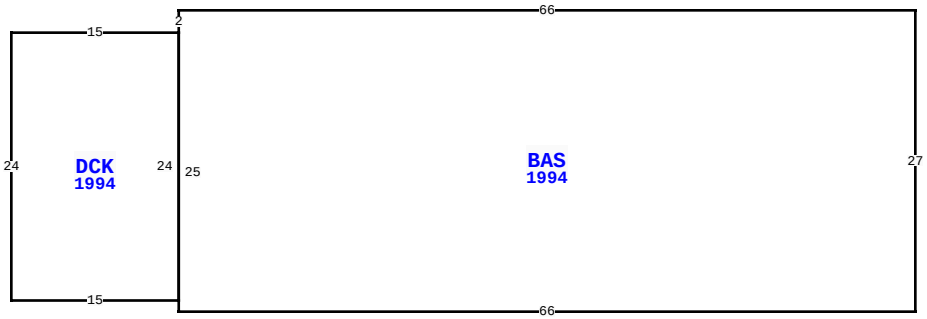
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1994	1,782	56,630
DCK	360	15	1994	54	1,716
TOTALS	2,142			1,836	58,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,836	117.7000	105.93	194,487	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ 100% - 2025 Heated Area: 1782 HX Base Yr 2025



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

1712 COUNTRYSIDE ACRES AVE, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		67,149
TOTAL MARKET OB/XF VALUE		2,520
TOTAL LAND VALUE - MARKET		64,000
TOTAL MARKET VALUE		133,669
SOH/AGL Deduction		0
ASSESSED VALUE		133,669
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		82,258
TOTAL JUST VALUE		133,669
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94350	MH MOVE-ON	47,100	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2735/1005	8/30/2024	WD	U	I	11	100
GRANTOR: GURLEY MICHAEL D & TE						
GRANTEE: GURLEY CASSIE MARIE						
0666/0233	9/03/1992	WD	Q	V		15,500
GRANTOR: STOKES-NASSAU INC						
GRANTEE: GURLEY MICHAEL & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W66 S2 DCK=[YR=1994] W15 S24 E15 N24$ S25 E66 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	

LAND DESCRIPTION

TOTAL OB/XF 2,520

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	1.60	AC		1.00	1.00	1.00	40,000.00	40,000.00	64,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.60 Total Land Value: 64,000 Market: 0 Agricultural: 0 Common: 64,000 PRINTED 07/09/2026 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

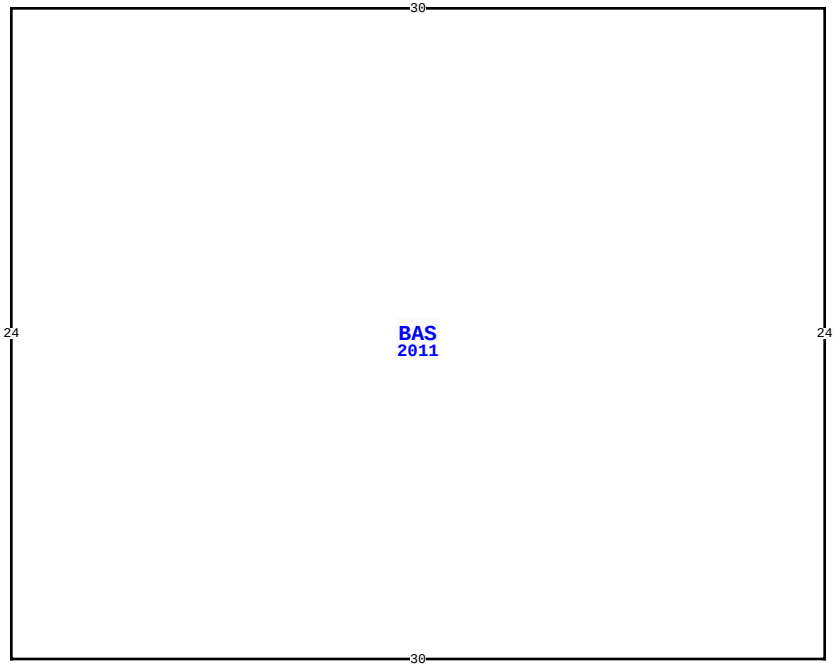
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2011	720	8,803
TOTALS	720			720	8,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	55.0000	21.45	15,444	2000	2000	0	0	0	43.00	57.00

2 GARAGE RES 100% - 2025 Heated Area: 720 HX Base Yr 2025



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1712 COUNTRYSIDE ACRES AVE, BRYCEVILLE

NASSAU COUNTY PROPERTY

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0666/0233	9/03/1992	WD	Q	V		15,500
GRANTOR: STOKES-NASSAU INC						
GRANTEE: GURLEY MICHAEL & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W30 S24 E30 N24$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.60 Total Land Value: 64,000 Market: 0 Agricultural: 0 Common: 64,000 PRINTED 07/09/2026 BY SYS