LOT 15
IN OR 739 PG 445
R672279 & R672280

HODGES ANTHONY J & TAMMIE S
1716 COUNTRYSIDE ACRES
BRYCEVILLE, FL 32009

2026

17-1S-23-0270-0015-0000

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 70
Interior Floo	08	SHT VINYL 30
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

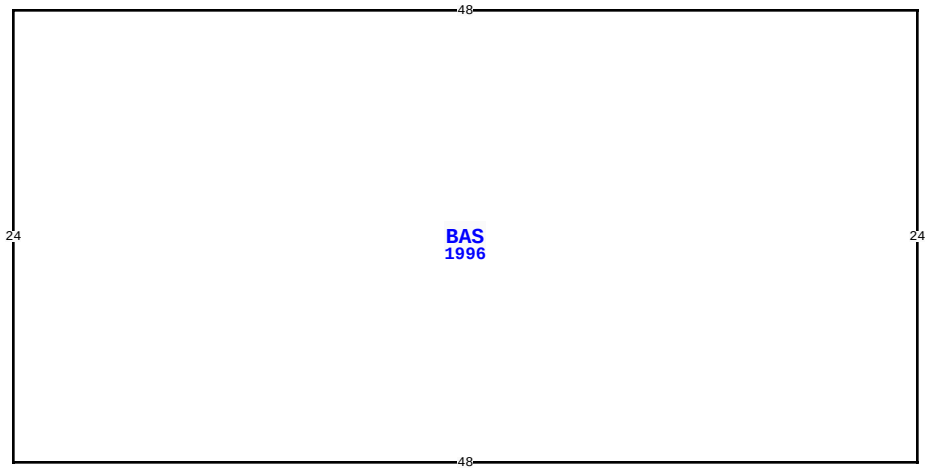
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1996	1,152	36,329
TOTALS	1,152			1,152	36,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	116.8000	105.12	121,098	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ 100% - 1997 Heated Area: 1152 HX Base Yr 1997



1716 COUNTRYSIDE ACRES AVE, BRYCEVILLE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		36,329
TOTAL MARKET OB/XF VALUE		384
TOTAL LAND VALUE - MARKET		69,700
TOTAL MARKET VALUE		106,413
SOH/AGL Deduction		51,394
ASSESSED VALUE		55,019
TOTAL EXEMPTION VALUE	HX HB	30,019
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		106,413
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961416	MH MOVE-ON	0	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0739/0445	9/14/1995	WD	Q	V		14,000
GRANTOR: STOKES-NASSAU INC						
GRANTEE: HODGES ANTHONY & TA						
0731/0997	6/13/1995	WD	Q	V	05	27,100
GRANTOR: VILLADEMOROS STEPHEN						
GRANTEE: STOKES-NASSAU INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W48 S24 E48 N24 $.

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	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	1998	1998	3	20	384	

TOTAL OB/XF 384

LAND DESCRIPTION

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	2.05	AC		1.00	1.00	1.00	34,000.00	34,000.00	69,700							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.05 Total Land Value: 69,700 Market: 0 Agricultural: 0 Common: 69,700 PRINTED 07/09/2026 BY SYS