LOT 16
IN OR 1868/1913
CONSERVATION ESMT OR 729/723

ANSLEY TRAVIS W & JULIE
1705 COUNTRYSIDE ACRES AVE
BRYCEVILLE, FL 32009

2026

17-1S-23-0270-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

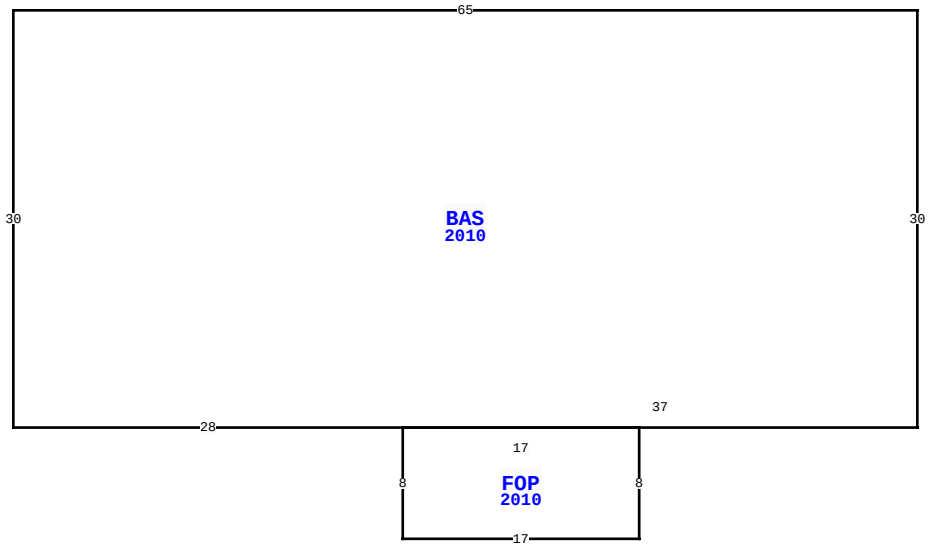
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100	2010	1,950	258,152
FOP	136	30	2010	41	5,427
TOTALS	2,086			1,991	263,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,991	102.4100	142.35	283,419	2010	2010	0	0	0	7.00	93.00

1 SNGL FAM 100% - 2014 Heated Area: 1950 HX Base Yr 2014



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

1705 COUNTRYSIDE ACRES AVE, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		263,580
TOTAL MARKET OB/XF VALUE		11,168
TOTAL LAND VALUE - MARKET		82,960
TOTAL MARKET VALUE		357,708
SOH/AGL Deduction		188,017
ASSESSED VALUE		169,691
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		118,280
TOTAL JUST VALUE		357,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23667	CO ISSUED	0	10/01/2010
M15540	H/AC	0	08/01/2010
E22805	NEW CONSTR	0	07/01/2010
P14348	NEW CONSTR	0	07/01/2010
B23667	NEW CONSTR	184,194	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1868/1913	7/19/2013	WD	Q	I	01	167,500
GRANTOR: WILSON JOSHUA & JENNI						
GRANTEE: ANSLEY TRAVIS W & J						
1612/1638	3/26/2009	WD	U	V	12	25,000
GRANTOR: HIGGINBOTHAM JIMMY L						
GRANTEE: WILSON JOSHUA & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W65 S30 E28 FOP=[YR=2010] S8 E17 N8 W17$ E37 N30$.

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
3	0680	POLE SHED	0	100	40	34	1,360.00	SF	10.00	10.00	100	2013	2013	3	64	8,704	
4	1242	WD DECK A	0	100	22	16	352.00	SF	10.00	10.00	100	2017	2017	3	70	2,464	

LAND DESCRIPTION

TOTAL OB/XF 11,168

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	2.44	AC		1.00	1.00	1.00	34,000.00	34,000.00	82,960							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.44 Total Land Value: 82,960 Market: 0 Agricultural: 0 Common: 82,960 PRINTED 07/09/2026 BY SYS