LOT 20
CONSERVATION ESMT OR 729/723
COUNTRYSIDE ACRES PB 5/287

BRADLEY TRINA L L/E/
43196 RATLIFF RD
CALLAHAN, FL 32011

2026

17-1S-23-0270-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
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

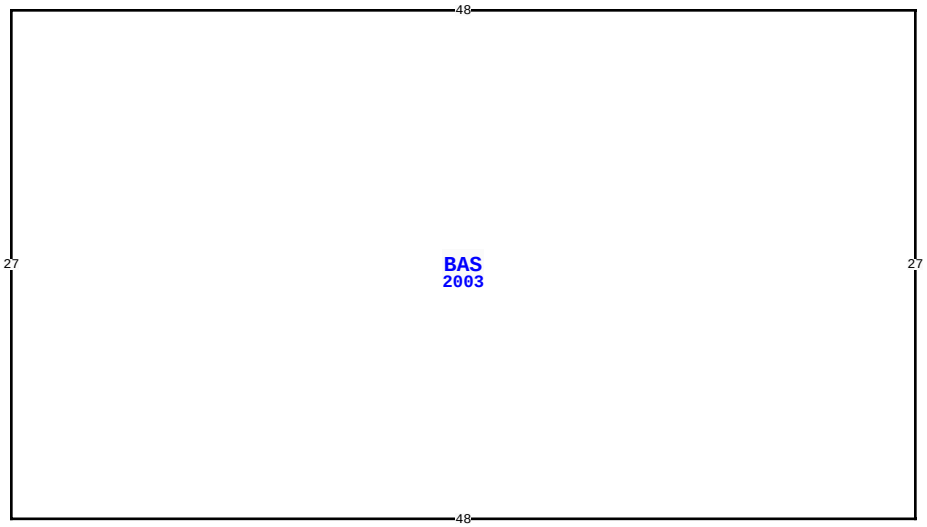
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2003	1,296	57,807
TOTALS	1,296			1,296	57,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	118.0000	106.20	137,635	2000	2000	0	0	0	58.00	42.00

1 M/H 94+ 0% - 2026 Heated Area: 1296 HX Base Yr



1581 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	57,807
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	64,400
TOTAL MARKET VALUE	122,207
SOH/AGL Deduction	0
ASSESSED VALUE	122,207
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,207
TOTAL JUST VALUE	122,207
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH99	MH MOVE-ON	0	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2767/1698	2/07/2025	LE	U	I	11	100
GRANTOR: BRADLEY TRINA L						
GRANTEE: BRADLEY MICHAEL DER						
2767/1694	2/07/2025	QC	U	I	11	100
GRANTOR: STRATTON HARRY O LIVI						
GRANTEE: BRADLEY TRINA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W48 S27 E48 N27$.

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
1	000100	C	RES	0	0006	OR	0.00	0.00	1.61	AC		1.00	1.00	1.00	40,000.00	40,000.00	64,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.61 Total Land Value: 64,400 Market: 0 Agricultural: 0 Common: 64,400 PRINTED 07/09/2026 BY SYS