LOT 44
IN OR 1380/573
CONSERVATION ESMT OR 729/723

LOCKWOOD JODY & MARY
1534 PINEWIND LANE
BRYCEVILLE, FL 32009

2026

17-1S-23-0270-0044-0000

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	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

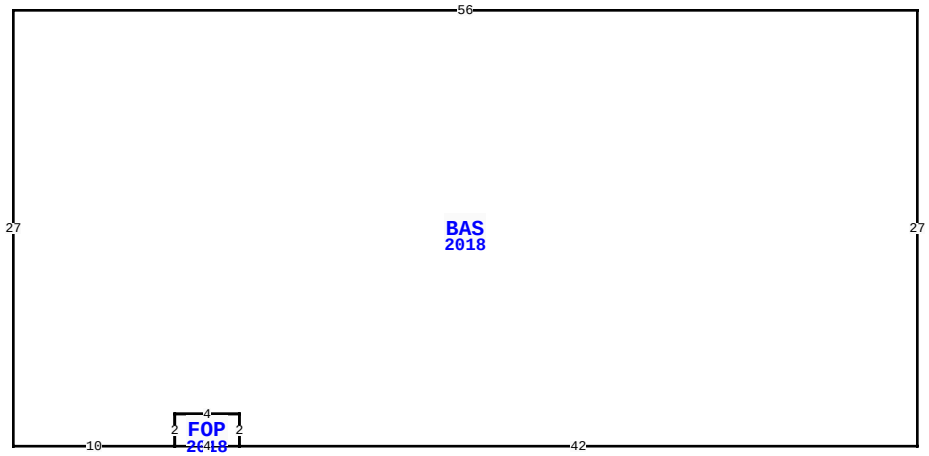
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,504	100	2018	1,504	173,957
FOP	8	30	2018	2	231
TOTALS	1,512			1,506	174,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,506	125.5110	119.24	179,575	2018	2018	0	0	0	3.00	97.00

1 SFR MODULR 100% - 2010 Heated Area: 1504 HX Base Yr 2010



1534 PINE WIND LN, BRYCEVILLE

BLD DATE	09/20/2007 JH	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		174,188
TOTAL MARKET OB/XF VALUE		5,634
TOTAL LAND VALUE - MARKET		92,140
TOTAL MARKET VALUE		271,962
SOH/AGL Deduction		123,678
ASSESSED VALUE		148,284
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		96,873
TOTAL JUST VALUE		271,962
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008303	CO ISSUED	0	08/14/2018
8588	MH MOVE-ON	33,000	06/24/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1380/0573	1/10/2006	WD	U	I	21	120,500
GRANTOR: BAUGH LAWRENCE D						
GRANTEE: LOCKWOOD JODY & MAR						
0687/0078	8/23/1993	WD	Q	I		48,000
GRANTOR: PEARCE KEVIN B						
GRANTEE: BAUGH LAWRENCE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W56 S27 E10 FOP=[YR=2018] E4 N2 W4 S2$ N2 E4 S2 E42 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	0350	CARPORT WD	0	100	36	30	1,080.00	SF	13.00	13.00	100	2010	2010	3	35	4,914	
2	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1992	1992	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 5,634

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	0007	OR	0.00	0.00	2.71	AC		1.00	1.00	1.00	34,000.00	34,000.00	92,140							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.71 Total Land Value: 92,140 Market: 0 Agricultural: 0 Common: 92,140 PRINTED 07/09/2026 BY SYS