LOT 47
CONSERVATION ESMT OR 729/723
COUNTRYSIDE ACRES PB 5/287

ROCHFORD JOHN R L/E/
1687 PINE WIND LN
BRYCEVILLE, FL 32009

2026

17-1S-23-0270-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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
Quality	03	Quality Level 03

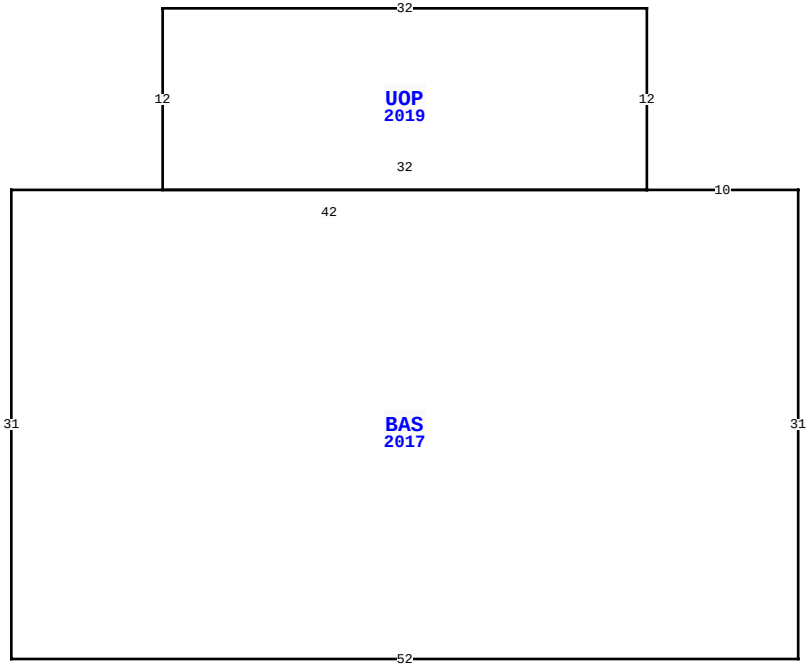
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	2017	1,612	158,125
UOP	384	20	2019	77	7,553
TOTALS	1,996			1,689	165,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,689	107.0000	101.65	171,687	2017	2017	0	0	0	3.50	96.50

1 SFR MODULR 100% - 2018 Heated Area: 1612 HX Base Yr 2018



1687 PINE WIND LN, 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		165,678
TOTAL MARKET OB/XF VALUE		3,652
TOTAL LAND VALUE - MARKET		96,900
TOTAL MARKET VALUE		266,230
SOH/AGL Deduction		129,510
ASSESSED VALUE		136,720
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		80,309
TOTAL JUST VALUE		266,230
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002503	CO ISSUED	0	06/22/2017
1702503	MH MOVE-ON	0	04/20/2017
MH971818	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2734/140	8/23/2024	QC	U	I	11	100
GRANTOR: ROCHFORD JOHN R						
GRANTEE: ROCHFORD MARK STEVE						
2425/1283	1/15/2021	QC	U	I	11	100
GRANTOR: ROCHFORD JOHN R						
GRANTEE: ROCHFORD MARK STEVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W10 UOP=[YR=2019] N12 W32 S12 E32$ W42 S31 E52 N31$.

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	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1994	1994	3	20	1,152	
2	0681	POLE SHED	0	100	5	16	80.00	SF	15.00	15.00	100	1994	1994	3	20	240	
3	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1994	1994	3	20	720	
5	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	2017	2017	3	70	700	
6	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	2017	2017	3	70	840	

LAND DESCRIPTION

TOTAL OB/XF 3,652

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	2.85	AC		1.00	1.00	1.00	34,000.00	34,000.00	96,900							

REVIEW DATE 02/28/2024 BY WWA Total Acres: 2.85 Total Land Value: 96,900 Market: 0 Agricultural: 0 Common: 96,900 PRINTED 07/09/2026 BY SYS