LOT 2
IN OR 1664/815
BUCKHEAD SUB PB 6/135-136

MILLIGAN ERIN E & JASON D
11380 BUCKHEAD TRAIL
BRYCEVILLE, FL 32009

2023

01-1S-24-018B-0002-0000

BUILDING CHARACTERISTICS

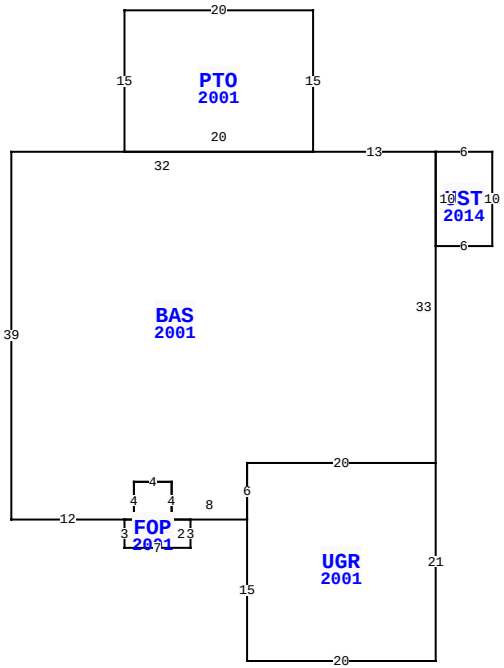
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,619	100	1,619	159,693
FOP	37	30	11	1,085
PTO	300	5	15	1,479
UGR	420	45	189	18,642
UST	60	45	27	2,663
TOTALS	2,436		1,861	183,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,861	94.2858	111.96	208,358	2001	2001	0	0	0	11.90	88.10

1 SNGL FAM – 100% - 2011 Heated Area: 1619 HX Base Yr 2011



11380 BUCKHEAD TR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		183,563
TOTAL MARKET OB/XF VALUE		16,778
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		230,341
SOH/AGL Deduction		108,925
ASSESSED VALUE		121,416
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		71,416
TOTAL JUST VALUE		230,341
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1664/0815	2/12/2010	WD	Q	I	01	140,000
GRANTOR: OGLESBY JEFFREY J & H						
GRANTEE: MILLIGAN ERIN E & J						
1023/0172	12/05/2001	WD	Q	I		123,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: OGLESBY JEFFREY & H						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2014] W6 BAS=[YR=2001] W13 PTO=[YR=2001] N15 W20 S15 E20 $ W32 S39 E12 FOP=[YR=2001] S3 E7 N3 W2 N4 W4 S4 W1 $ E1 N4 E4 S4 E8 UGR=[YR=2001] S15 E20 N21 W20 S6 $ N6 E20 N33$ S10 E6 N10$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	606.00	SF	5.20	5.20	100	2001	2001	3	82	2,584	
3	0855	CONC PAVER	0	100	0	0	468.00	SF	10.00	10.00	100	2014	2014	3	95	4,446	
4	0350	CARPORT WD	0	100	16	10	160.00	SF	13.00	13.00	100	2014	2014	3	70	1,456	
5	0940	SHEDS/PORT	0	100	15	10	150.00	SF	30.00	30.00	100	2014	2014	3	70	3,150	
6	1242	WD DECK A	0	100	0	0	260.00	SF	10.00	10.00	100	2017	2017	3	82	2,132	

LAND DESCRIPTION

TOTAL OB/XF 16,778

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	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 10/04/2018 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS