LOT 6
BUCKHEAD SUB PB 6/135-136

VANCE JOSHUA M & MICHELLE P
11490 BUCKHEAD TRL
BRYCEVILLE, FL 32009

2023

01-1S-24-018B-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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

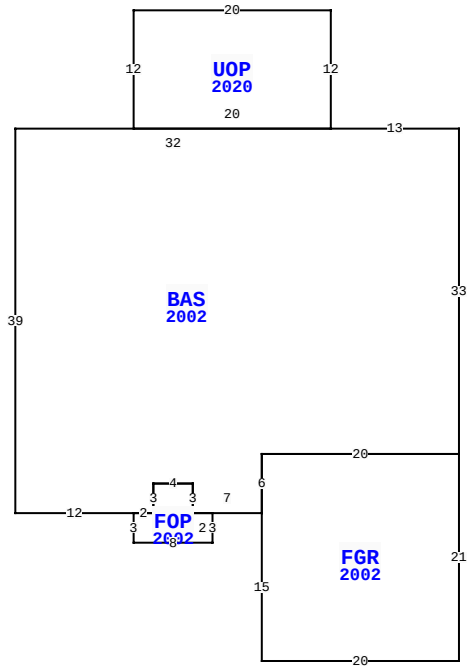
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,623	100	1,623	180,751
FGR	420	55	231	25,726
FOP	36	30	11	1,225
UOP	240	20	48	5,346
TOTALS	2,319		1,913	213,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,913	95.8734	113.85	217,795	2002	2017	0	0	0	2.18	97.82

1 SNGL FAM – 100% - 2022 Heated Area: 1623 HX Base Yr 2022



11490 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		224,902
TOTAL MARKET OB/XF VALUE		5,578
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		260,480
SOH/AGL Deduction		38,896
ASSESSED VALUE		221,584
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		171,584
TOTAL JUST VALUE		260,480
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002319	REPAIR/RRF	15,000	03/13/2020
B020231	NEW CONSTR	118,707	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2430/1409	1/29/2021	WD	Q	I	01	255,000
GRANTOR: ATON KOLBY & CIARA M						
GRANTEE: VANCE JOSHUA M & MI						
2140/1777	8/14/2017	WD	Q	I	01	143,000
GRANTOR: DOMINGO NILZA & ALEXA						
GRANTEE: ATON KOLBY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W13 UOP=[YR=2020] N12 W20 S12 E20 $ W32 S39 E12
FOP=[YR=2002] S3 E8 N3 W2 N3 W4 S3 W2 $ E2 N3 E4 S3 E7
FGR=[YR=2002] S15 E20 N21 W20 S6 $ N6 E20 N33 $.

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	0811	CONCRETE B	0	100	0	0	587.00	SF	5.20	5.20	100	2002	2002	3	83	2,533	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 5,578

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 06/17/2021 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

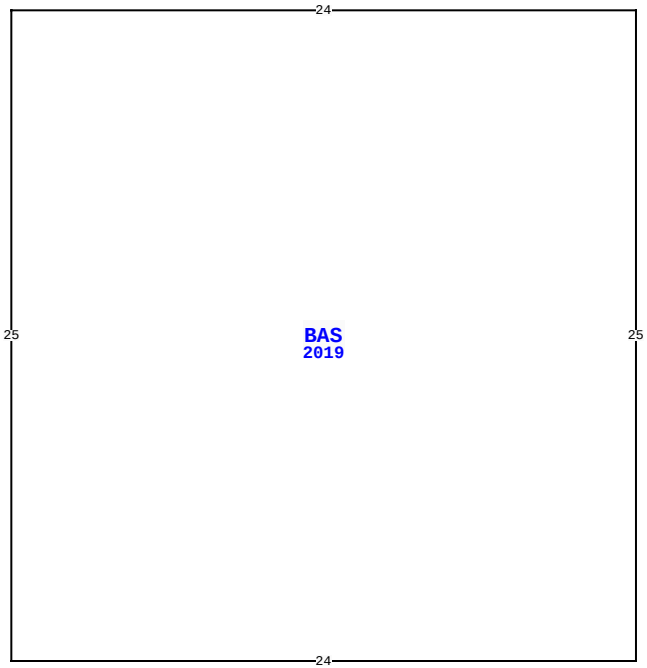
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	11,855
TOTALS	600		600	11,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	58.1900	20.37	12,222	2019	2019	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2022 Heated Area: 600 HX Base Yr 2022



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2140/1777	8/14/2017	WD	Q	I	01	143,000
GRANTOR: DOMINGO NILZA & ALEXA						
GRANTEE: ATON KOLBY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 S25 E24 N25$.

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

REVIEW DATE 06/17/2021 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS