LOT 8
IN OR 2085/774
BUCKHEAD SUB PB 6/135-136

HODEN BENJAMIN S & KELBY R
11558 BUCKHEAD TR
BRYCEVILLE, FL 32009

2023

01-1S-24-018B-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

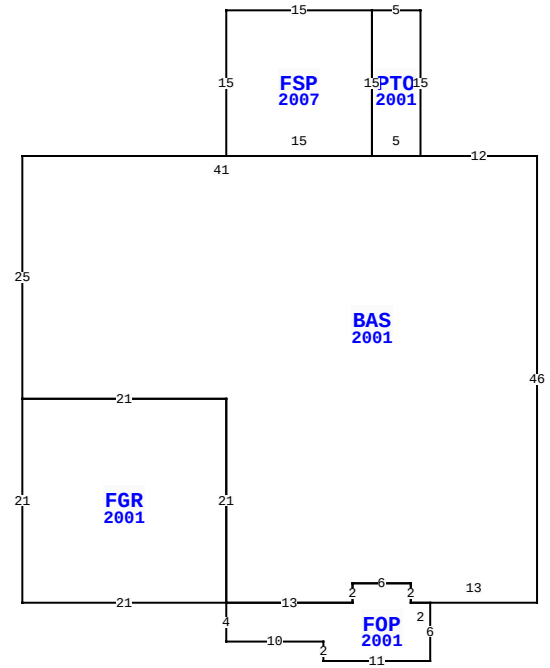
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,985	100	1,985	203,991
FGR	441	55	243	24,973
FOP	118	30	35	3,597
FSP	225	40	90	9,249
PTO	75	5	4	411
TOTALS	2,844		2,357	242,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,357	98.3430	116.78	275,250	2001	2006	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2022 Heated Area: 1985 HX Base Yr



11558 BUCKHEAD TR, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		242,220
TOTAL MARKET OB/XF VALUE		10,086
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		282,306
SOH/AGL Deduction		0
ASSESSED VALUE		282,306
TOTAL EXEMPTION VALUE	13	282,306
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		282,306
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002529	REPAIR/RRF	18,000	03/13/2019
B1531285	CARPORT	13,392	10/30/2015
B19676	SWIM POOL	6,200	03/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2085/0774	11/21/2016	WD	Q	I	01	197,500
GRANTOR: HORNE MICHAEL E & KAT						
GRANTEE: HODEN BENJAMIN S &						
0971/1740	2/22/2001	WD	Q	I		142,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HORNE MICHAEL E & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W12 PTO=[YR=2001] N15 W5 FSP=[YR=2007] W15 S15 E15 N15$ S15 E5$ W41 S25 FGR=[YR=2001] S21E21 FOP=[YR=2001] S4 E10 S2 E11 N6 W2 N2 W6 S2 W13 $ N21 W21 $ E21 S21 E13 N2 E6 S2 E13 N46 $.

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	957.00	SF	5.20	5.20	100	2001	2001	3	82	4,081	
3	0811	CONCRETE B	0	100	30	20	600.00	SF	5.20	5.20	100	2015	2015	3	96	2,995	

LAND DESCRIPTION

TOTAL OB/XF 10,086

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 06/18/2019 BY TWMB Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS