LOT 11
IN OR 1189/379
BUCKHEAD SUB PB 6/135-136

MCKINNEY CHARLES M & WANDA J
11570 BUCKHEAD TRAIL
BRYCEVILLE, FL 32009

2023

01-1S-24-018B-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

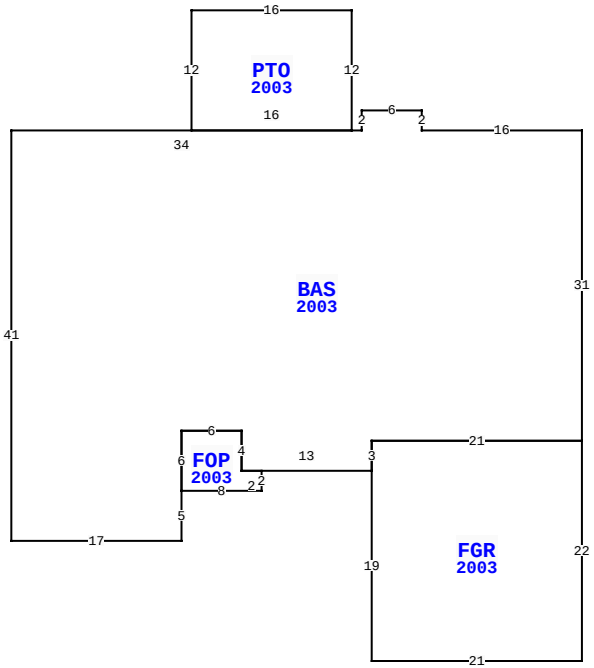
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,982	100	1,982	203,207
FGR	462	55	254	26,041
FOP	40	30	12	1,230
PTO	192	5	10	1,025
TOTALS	2,676		2,258	231,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,258	93.1392	110.60	249,735	2003	2008	0	0	0	7.30	92.70

1 SNGL FAM – 100% - 2004 Heated Area: 1982 HX Base Yr 2004



11570 BUCKHEAD TR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		231,504
TOTAL MARKET OB/XF VALUE		5,928
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		267,432
SOH/AGL Deduction		137,371
ASSESSED VALUE		130,061
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		80,061
TOTAL JUST VALUE		267,432
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012080	REPAIR/RRF	14,100	12/11/2018
B0311367	NEW CONSTR	141,932	01/07/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1189/0379	11/18/2003	WD	Q	I		140,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MCKINNEY CHARLES M						
1108/0392	1/21/2003	WD	U	V	21	41,000
GRANTOR: BUCKHEAD LAND & TIMBE						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W16 N2 W6 S2 W1 PTO=[YR=2003] N12 W16 S12 E16$ W34 S41 E17 N5 FOP=[YR=2003] E8 N2 W2 N4 W6 S6$ N6 E6 S4 E13 FGR=[YR=2003] S19 E21 N22 W21 S3$ N3 E21 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	0811	CONCRETE B	0	100	0	0	652.00	SF	5.20	5.20	100	2003	2003	3	84	2,848	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 5,928

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 03/11/2019 BY TWX Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS