LOT 13
IN OR 1876/1655
BUCKHEAD SUB PB 6/135-136

HOLCOMB JASON T & CANDICE L
20000 DEER RUN TRAIL
BRYCEVILLE, FL 32009-2547

2023

01-1S-24-018B-0013-0000

BUILDING CHARACTERISTICS

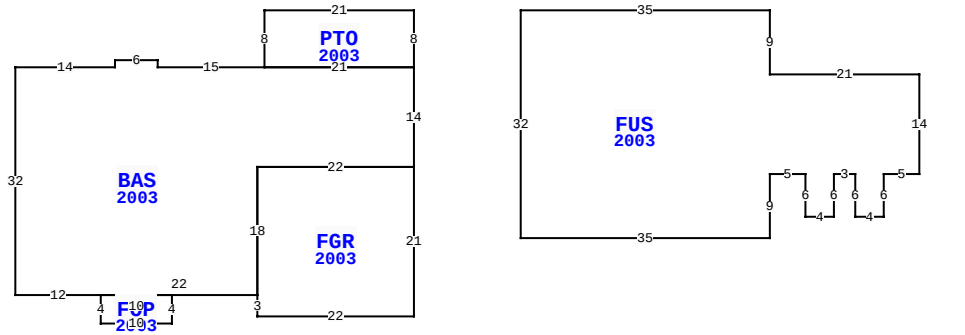
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,402	100	1,402	129,416
FGR	462	55	254	23,446
FOP	40	30	12	1,108
FUS	1,462	100	1,462	134,954
PTO	168	5	8	739
TOTALS	3,534		3,138	289,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,138	86.6088	102.85	322,743	2003	2003	0	0	0	10.25	89.75

1 SNGL FAM – 100% - 2015 Heated Area: 2864 HX Base Yr 2015



20000 DEER RUN TRL, 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		289,662
TOTAL MARKET OB/XF VALUE		9,414
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		329,076
SOH/AGL Deduction		126,792
ASSESSED VALUE		202,284
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		152,284
TOTAL JUST VALUE		329,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310776	NEW CONSTR	186,891	01/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1876/1655	8/26/2013	WD	Q	I	01	193,000
GRANTOR: TROTTER ALBERT						
GRANTEE: HOLCOMB JASON T & C						
1837/1681	1/08/2013	WD	Q	I	02	114,300
GRANTOR: BANK OF AMERICA NATIO						
GRANTEE: TROTTER ALBERT						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2003] W21 S8 BAS=[YR=2003] W15 N1 W6 S1 W14 S32 E12 FOP=[YR=2003] S4 E10 N4 W10$ E22 FGR=[YR=2003] S3 E22 N21 W22 S18$ N18 E22 N14 W21$ E21 N8$ PTR=E15 FUS=[YR=2003] E35 S9 E21 S14 W5 S6 W4 N6 W3 S6 W4 N6 W5 S9 W35 N32$ W15$.

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	745.00	SF	5.20	5.20	100	2003	2003	3	84	3,254	
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	6,160	

LAND DESCRIPTION

TOTAL OB/XF 9,414

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 10/03/2018 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS