LOT 30
IN OR 1169/321
BUCKHEAD SUB PB 6/135-136

FRANKLIN WANDA L
11641 BUCKHEAD TRAIL
BRYCEVILLE, FL 32009

2023

01-1S-24-018B-0030-0000

BUILDING CHARACTERISTICS

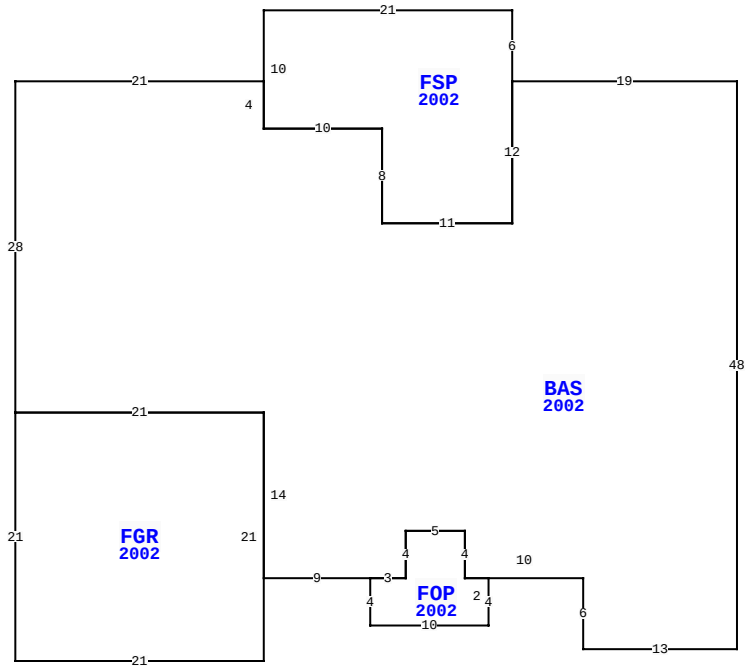
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	2,154	100	2,154	217,090
FGR	441	55	243	24,491
FOP	60	30	18	1,814
FSP	298	40	119	11,993
TOTALS	2,953		2,534	255,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,534	92.1024	109.37	277,144	2002	2007	0	0	0	7.85	92.15

1 SNGL FAM – 100% - 2004 Heated Area: 2154 HX Base Yr 2004



11641 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		255,388
TOTAL MARKET OB/XF VALUE		10,492
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		295,880
SOH/AGL Deduction		147,319
ASSESSED VALUE		148,561
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		98,561
TOTAL JUST VALUE		295,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005870	REPAIR/RRF	13,561	06/05/2019
B029969	NEW CONSTR	154,517	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1169/0321	9/08/2003	WD	Q	I		155,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FRANKLIN WANDA L						
1065/1882	6/28/2002	WD	U	V	19	61,500
GRANTOR: BUCKHEAD LAND & TIMBE						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W19 FSP=[YR=2002] N6 W21 S10 E10 S8 E11 N12 $ S12 W11 N8 W10 N4 W21 S28 FGR=[YR=2002] S21 E21 N21 W21 $ E21 S14 E9 FOP=[YR=2002] S4 E10 N4 W2 N4 W5 S4 W3 $ E3 N4 E5 S4 E10 S6 E13 N48 $.

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	604.00	SF	5.20	5.20	100	2002	2002	3	83	2,607	
2	0350	CARPORT WD	0	100	36	26	936.00	SF	9.36	9.36	100	2019	2019	3	90	7,885	

LAND DESCRIPTION

TOTAL OB/XF 10,492

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 01/06/2020 BY TWX Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS