LOT 38
IN OR 2135/1657
BUCKHEAD SUB PB 6/135-136

MANGE GRADY LEE & ANNA L
11411 BUCKHEAD TRAIL
BRUCEVILLE, FL 32009

**2023**

**01-1S-24-018B-0038-0000**

## BUILDING CHARACTERISTICS

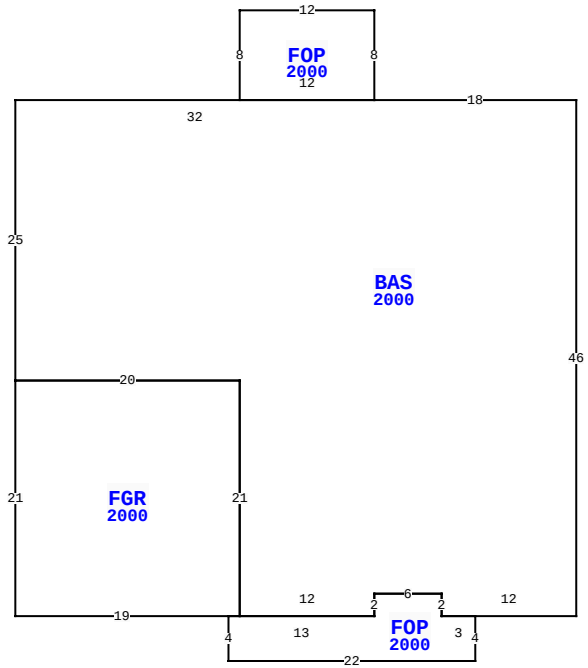
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 20 | FACE BRICK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 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 | 1,868 | 100 | 1,868 | 195,066 |
| FGR | 420 | 55 | 231 | 24,122 |
| FOP | 96 | 30 | 29 | 3,028 |
| FOP | 100 | 30 | 30 | 3,133 |
| TOTALS | 2,484 | | 2,158 | 225,350 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,158 | 96.5790 | 114.69 | 247,501 | 2000 | 2005 | 0 | 0 | 0 | 8.95 | 91.05 |

1 SNGL FAM – 100% - 2018 Heated Area: 1868 HX Base Yr 2018




11411 BUCKHEAD TRL, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 225,350 |
| TOTAL MARKET OB/XF VALUE | | 5,929 |
| TOTAL LAND VALUE - MARKET | | 30,000 |
| TOTAL MARKET VALUE | | 261,279 |
| SOH/AGL Deduction | | 94,004 |
| ASSESSED VALUE | | 167,275 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 117,275 |
| TOTAL JUST VALUE | | 261,279 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 213,296 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18004158 | REPAIR/RRF | 20,000 | 05/25/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2135/1657 | 7/14/2017 | WD | Q | I | 01 | 198,000 |
| GRANTOR: RIGDON JEFFREY A & SU | | | | | | |
| GRANTEE: MANGE GRADY LEE & A | | | | | | |
| 1905/0527 | 2/21/2014 | WD | U | I | 38 | 139,500 |
| GRANTOR: MATTHEW 25 INVESTMENT | | | | | | |
| GRANTEE: RIGDON JEFFREY A & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2000] W18 FOP=[YR=2000] N8 W12 S8 E12$ W32 S25
FGR=[YR=2000] S21 E19 FOP=[YR=2000] S4E22 N4 W3 N2 W6 S2 W13$
E1 N21 W20$ E20 S21 E12 N2 E6 S2 E12 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 | 2000 | 2000 | 3 | 85 | 2,975 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 710.00 | SF | 5.20 | 5.20 | 100 | 2000 | 2000 | 3 | 80 | 2,954 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,929

| 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 07/17/2018 BY TWX Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS