

LOT 39
IN OR 1255/1609
BUCKHEAD SUB PB 6/135-136

GOODWYNE LUANN B & JD III
11002 FAWNWOOD COURT
BRYCEVILLE, FL 32009

2023

01-1S-24-018B-0039-0000



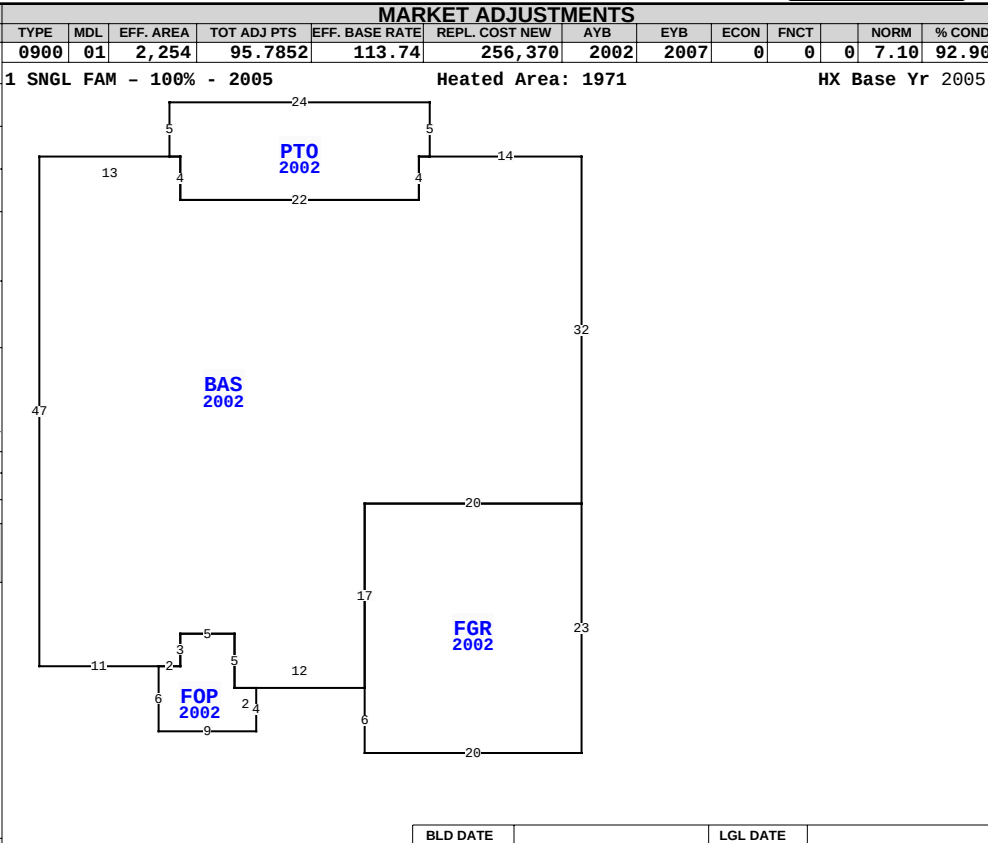
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	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	1,971	100	1,971	208,265
FGR	460	55	253	26,733
FOP	65	30	20	2,113
PTO	208	5	10	1,056
TOTALS	2,704		2,254	238,168

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	604.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	100	21	18	378.00	SF	6.50	6.50	
4	0350	CARPORT WD	0	100	30	20	600.00	SF	8.58	8.58	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT	



TOTAL OB/XF											
12,545											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		238,168	
TOTAL MARKET OB/XF VALUE		12,545	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		280,713	
SOH/AGL Deduction		141,962	
ASSESSED VALUE		138,751	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		88,751	
TOTAL JUST VALUE		280,713	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		227,568	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003282	REPAIR/RRF	0	04/02/2019
B019106	NEW CONSTR	118,617	12/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1255/1609	8/30/2004	WD	Q	I	
GRANTOR: COOMER KEVIN K & COLE					SALE PRICE
GRANTEE: GOODWYNE LUANN & JD					177,500
1081/1923	9/20/2002	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					144,800
GRANTEE: COOMER KEVIN & COLE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2002] W14 PTO=[YR=2002] N5 W24 S5 E1 S4 E22 N4 E1 \$ W1 S4 W22 N4 W13 S47 E11 FOP=[YR=2002] S6 E9 N4 W2 N5 W5 S3 W2 \$ E2 N3 E5 S5 E12 FGR=[YR=2002] S6 E20 N23 W20 S17 \$ N17 E20 N32 \$.											