

LOT 40
IN OR 2183/1203
BUCKHEAD SUB PB 6/135-136

FORD TAMMIE J & DERRICK L
11006 FAWNWOOD COURT
BRYCEVILLE, FL 32009

2023

01-1S-24-018B-0040-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,583	100	2,583	270,378
FGR	484	55	266	27,844
FOP	54	30	16	1,675
FSP	246	40	98	10,258

TOTALS	3,367		2,963	310,155
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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	0812	CONCRETE C	0	100	0	0	1,151.00	SF	4.00	4.00	

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

REVIEW DATE	01/06/2020	BY	TXW
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,963	100.1664	118.95	352,449	2001	2006	0	0	0	12.00	88.00
1 SNGL FAM - 100% - 2019 Heated Area: 2583 HX Base Yr 2019												

11006 FAWNWOOD CT, BRYCEVILLE												

TOTAL OB/XF												
6,785												

Total Acres:	0.00	Total Land Value:	30,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		310,155	
TOTAL MARKET OB/XF VALUE		6,785	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		346,940	
SOH/AGL Deduction		102,828	
ASSESSED VALUE		244,112	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		194,112	
TOTAL JUST VALUE		346,940	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		282,852	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006070	REPAIR/RRF	17,618	06/07/2019
M014893	H/AC	0	02/01/2001
P014508	NEW CONSTR	0	02/01/2001
B0107889	NEW CONSTR	113,977	01/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2183/1203	3/09/2018	WD	Q	I	02	240,000
GRANTOR: NETTLES JAMES A & TAM						
GRANTEE: FORD TAMMIE J & DER						
1620/1986	5/08/2009	WD	Q	I	01	244,000
GRANTOR: SAYRE DENNIS J & KARA						
GRANTEE: NETTLES JAMES A & T						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] W15 FSP=[YR=2001] N6 W25 S10 E24 N4 E1 \$ W1 S4 W24 N4 W14 S50 E11 FOP=[YR=2001] S3 E11 N3 W2 N3 W7 S3 W2 \$ E2 N3 E7 S3 E12 FGR=[YR=2001] S22 E22 N22 W22 \$ E22 N50 \$.											