LOT 45
BUCKHEAD SUB PB 6/135-136

HOHNE JAMES R & ANNEMARIE
11335 BUCKHEAD TRAIL
BRYCEVILLE, FL 32009

2023

01-1S-24-018B-0045-0000

BUILDING CHARACTERISTICS

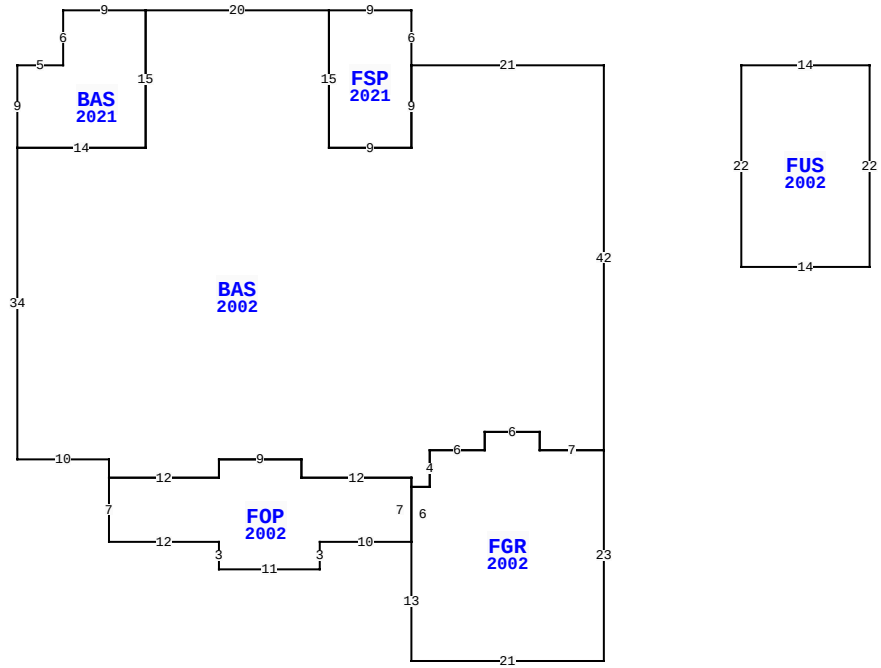
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,688	100	2,688	260,438
BAS	180	100	180	17,440
FGR	487	55	268	25,966
FOP	282	30	85	8,236
FSP	135	40	54	5,232
FUS	308	100	308	29,841
TOTALS	4,080		3,583	347,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,583	90.1530	107.06	383,596	2002	2003	0	0	0	9.50	90.50

1 SNGL FAM – 0% - 0 Heated Area: 3176 HX Base Yr



11335 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	347,154
TOTAL MARKET OB/XF VALUE	10,016
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	387,170
SOH/AGL Deduction	42,037
ASSESSED VALUE	345,133
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	345,133
TOTAL JUST VALUE	387,170
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	313,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014554	SHINGLES	25,200	10/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2508/0030	10/21/2021	WD	Q	I	01	375,000
GRANTOR: PETTIBONE EARL K & VA						
GRANTEE: HOHNE JAMES R & ANN						
2090/1941	12/22/2016	SW	Q	I	01	224,900
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: PETTIBONE EARL K &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W21 FSP=[YR=2021] N6 W9 S15 E9 N9 $ S9 W9 N15 W20 BAS=[YR=2021] W9 S6 W5 S9 E14 N15 $S15 W14 S34 E10 S2 FOP=[YR=2002] S7E12 S3 E11 N3 E10 FGR=[YR=2002] S13E21 N23 W7 N2 W6 S2 W6 S4 W2 S6 $ N7 W12 N2 W9 S2 W12 $ E12N2 E9 S2 E12 S1 E2 N4 E6 N2 E6S2 E7 N42 $ PTR= E15 FUS=[YR=2002] E14 S22 W14 N22 $ 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0811	CONCRETE B	0	0	0	0	727.00	SF	5.20	5.20	100	2002	2002	3	83	3,138	
3	0476	VF 6 SBPL	0	0	0	0	144.00	LF	32.00	32.00	100	2004	2004	3	66	3,041	
4	0470	VNYL GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2004	2004	3	66	792	

LAND DESCRIPTION

TOTAL OB/XF 10,016

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	0	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 03/10/2022 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS