

LOT 6
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

BHKN IV LLC
13361 ATLANTIC BLVD
JACKSONVILLE, FL 32210

2023

01-1S-24-018C-0006-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6											
Exterior Wall	30	VINYL 80	0900	01	1,876	97.4610	115.73	217,109	2009	2009	0	0	0	6.10	93.90	VALUATION BY STANDARD										
Exterior Wall	16	WD FR STUC 20	1 SNGL FAM - 0% - 2023													Heated Area: 1616										
Roof Structur	03	GABLE/HIP 100														HX Base Yr										
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	0	0 100																								
Units	0	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	1,616	100	1,616	175,612																						
FGR	400	55	220	23,908																						
FOP	12	30	4	435																						
FOP	120	30	36	3,912																						
TOTALS					2,148	1,876	203,865																			
EXTRA FEATURES					30324 TROPHY TRL, BRYCEVILLE																					
L N	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 0	0 0	687.00	SF	5.20	5.20	100	2009	2009	3	91	3,251												
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 02/18/2021 BY TWX Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS																										