

LOT 44  
IN OR 2051/698  
BUCKHEAD II PUD PHASES 1 & 2

WADDELL JEFFREY B & STEPHANIE  
20152 DEER RUN TRAIL  
BRYCEVILLE, FL 32009

2023

01-1S-24-018C-0044-0000



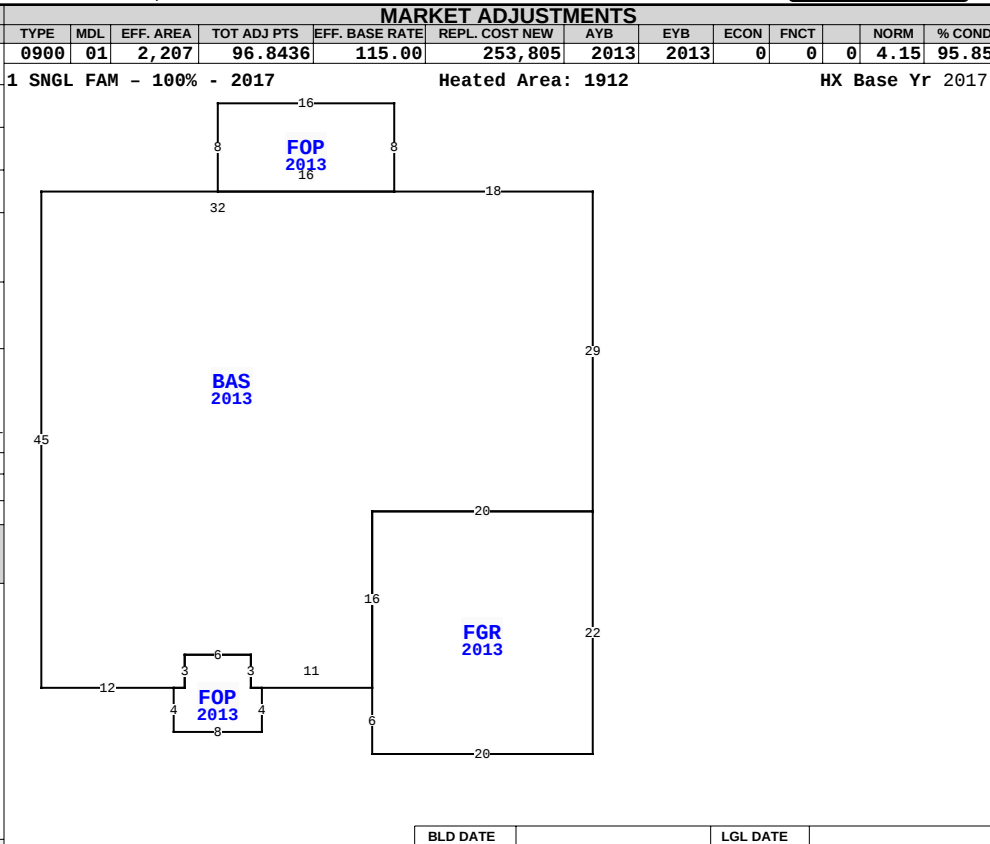
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 70     |
| Exterior Wall            | 16 | WD FR STUC 30  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 70      |
| Interior Floor           | 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       | 1,912            | 100         | 1,912        | 210,755              |
| FGR       | 440              | 55          | 242          | 26,675               |
| FOP       | 50               | 30          | 15           | 1,653                |
| FOP       | 128              | 30          | 38           | 4,189                |
| TOTALS    | 2,530            |             | 2,207        | 243,272              |

| EXTRA FEATURES |            |             |     |     |     |    |        |    |        |                |       |
|----------------|------------|-------------|-----|-----|-----|----|--------|----|--------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L   | W  | UNITS  | UT | Adj R  | ADJ UNIT PRICE | NOTES |
| 1              | 0811       | CONCRETE B  | 0   | 100 | 0   | 0  | 663.00 | SF | 5.20   | 5.20           |       |
| 2              | 0811       | CONCRETE B  | 0   | 100 | 26  | 16 | 416.00 | SF | 5.20   | 5.20           |       |
| 3              | 0810       | CONCRETE A  | 0   | 100 | 18  | 8  | 144.00 | SF | 6.50   | 6.50           |       |
| 4              | 0462       | ST/AL FNC   | 0   | 100 | 124 | 4  | 496.00 | SF | 10.00  | 10.00          |       |
| 5              | 0463       | FENCE GATE  | 0   | 100 | 0   | 0  | 1.00   | UT | 300.00 | 300.00         |       |
| 6              | 0350       | CARPORT WD  | 0   | 100 | 30  | 20 | 600.00 | SF | 13.00  | 13.00          |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000134   | C   | SFR POND             | 100 | 0003 |          | 0.00  | 0.00  | 1.00        | LT        |       |



| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 17,119      |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 17,119      |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |           |  |  |  |  |  |  |  |  |  |  |
|---------------------------|-----------|--|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |           |  |  |  |  |  |  |  |  |  |  |
| VALUATION BY              | STANDARD  |  |  |  |  |  |  |  |  |  |  |
| Tax Group: 6              | Tax Dist: |  |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     | 243,272   |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  | 17,119    |  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET | 30,000    |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        | 290,391   |  |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         | 121,794   |  |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            | 168,597   |  |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     | 50,000    |  |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        | 118,597   |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          | 290,391   |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE                | 6,396     |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |           |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   | 230,640   |  |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| B26875     | CO ISSUED   | 0   | 07/22/2013 |
| P16416     | NEW CONSTR  | 0   | 06/04/2013 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2051/0698                      | 6/07/2016  | WD           | Q      | I      | 01        | 195,000       |  |
| GRANTOR: SMITH DONALD E JR     |            |              |        |        |           |               |  |
| GRANTEE: WADDELL JEFFREY B &   |            |              |        |        |           |               |  |
| 1894/0999                      | 12/02/2013 | WD           | Q      | I      | 01        | 189,900       |  |
| GRANTOR: SEDA CONSTRUCTION COM |            |              |        |        |           |               |  |
| GRANTEE: SMITH DONALD E JR     |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                         |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2013] W18 FOP=[YR=2013] N8 W16 S8 E16\$ W32 S45 E12 |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2013] S4 E8 N4 W1 N3 W6 S3 W1\$ E1 N3 E6 S3 E11     |  |  |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2013] S6 E20 N22 W20 S16 \$ N16 E20 N29\$.          |  |  |  |  |  |  |  |  |  |  |  |