

LOT 50
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

WACKER BARAK C & NANCY L
20262 DEER RUN TRAIL
BRYCEVILLE, FL 32009

2023

01-1S-24-018C-0050-0000



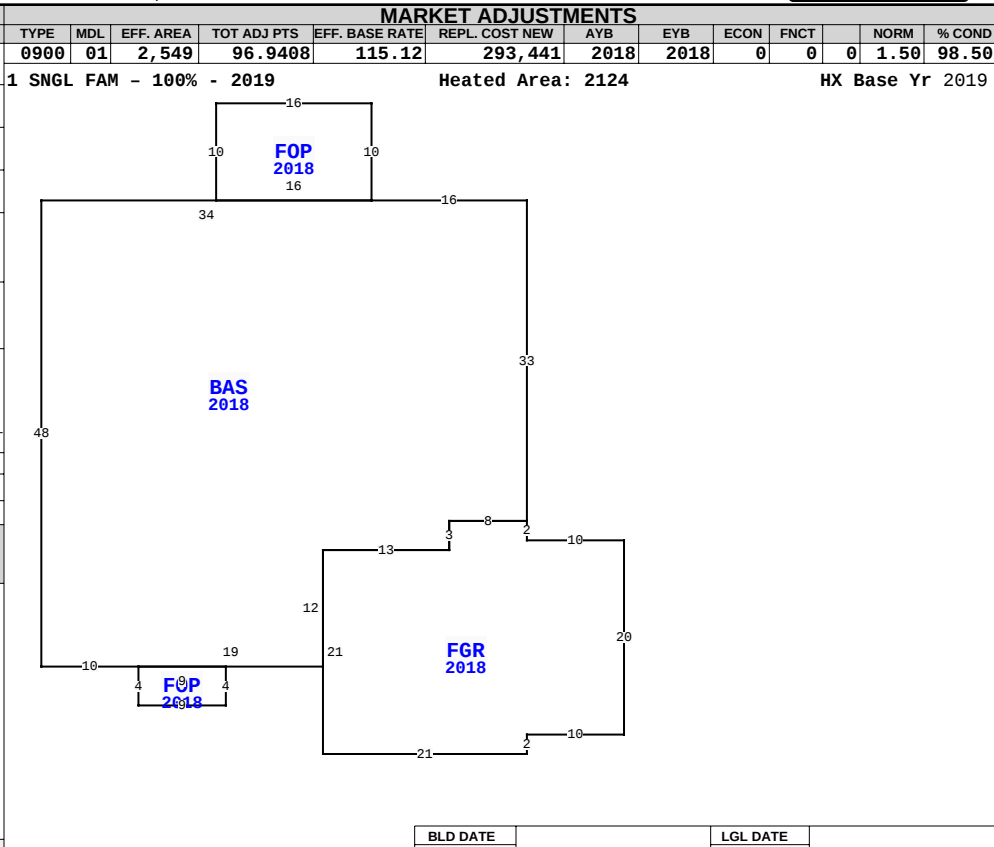
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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	2,124	100	2,124	240,847
FGR	665	55	366	41,502
FOP	36	30	11	1,247
FOP	160	30	48	5,443
TOTALS	2,985		2,549	289,039

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	945.00	SF	5.20	5.20

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



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2018	2018	3	98	4,816	

TOTAL OB/XF									
4,816									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 6									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					289,039				
TOTAL MARKET OB/XF VALUE					4,816				
TOTAL LAND VALUE - MARKET					30,000				
TOTAL MARKET VALUE					323,855				
SOH/AGL Deduction					95,331				
ASSESSED VALUE					228,524				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					178,524				
TOTAL JUST VALUE					323,855				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					264,736				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012011	CO ISSUED	0	12/07/2018
18006210	NEW CONSTR	290,080	06/18/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2245/0109	12/19/2018	WD	Q	I	02	245,900	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: WACKER BARAK C & NA							
1609/0085	2/27/2009	WD	U	V	30	138,000	
GRANTOR: CALICO DEVELOPMENT CO							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FGR=[YR=2018] W10 N2 BAS=[YR=2018] N33 W16 FOP=[YR=2018] N10 W16 S10 E16\$ W34 S48 E10 FOP=[YR=2018] S4 E9 N4 W9\$ E19 N12 E13 N3 E8\$ W8 S3 W13 S21 E21 N2 E10 N20\$.									