LOT 55
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

OSTERHOUT DELBERT L & SHERI L
20265 DEER RUN TRL
BRYCEVILLE, FL 32009

2023

01-1S-24-018C-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 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		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

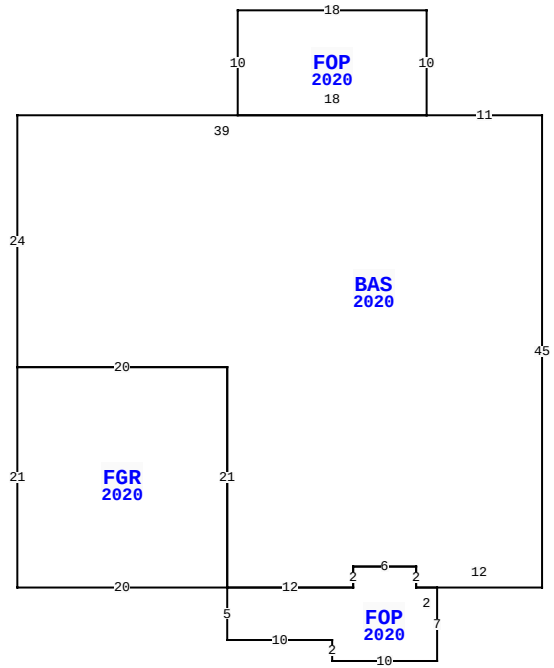
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,818	100	1,818	206,885
FGR	420	55	231	26,287
FOP	132	30	40	4,552
FOP	180	30	54	6,145
TOTALS	2,550		2,143	243,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,143	96.3144	114.37	245,095	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 1818 HX Base Yr 2021



20265 DEER RUN TR, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		243,870
TOTAL MARKET OB/XF VALUE		3,933
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		277,803
SOH/AGL Deduction		68,400
ASSESSED VALUE		209,403
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		159,403
TOTAL JUST VALUE		277,803
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008091	CO ISSUED	0	09/03/2020
20002119	NEW CONSTR	251,202	03/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2398/0755	10/02/2020	WD	Q	I	01	237,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: OSTERHOUT DELBERT L						
1606/0894	2/20/2009	WD	U	V	30	170,000
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W11 FOP=[YR=2020] N10 W18 S10 E18$ W39 S24
FGR=[YR=2020] S21 E20 FOP=[YR=2020] S5 E10 S2 E10 N7 W2 N2 W6
S2 W12$ N21 W20$ E20 S21 E12 N2 E6 S2 E12 N45$.

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	0811	CONCRETE B	0	100	0	0	764.00	SF	5.20	5.20	100	2020	2020	3	99	3,933	

LAND DESCRIPTION

TOTAL OB/XF 3,933

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	100			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 TW Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS