

LOT 67
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

NELSON BOBBY G & REDONNA R
20153 DEER RUN TRL
BRYCEVILLE, FL 32009

2023

01-1S-24-018C-0067-0000



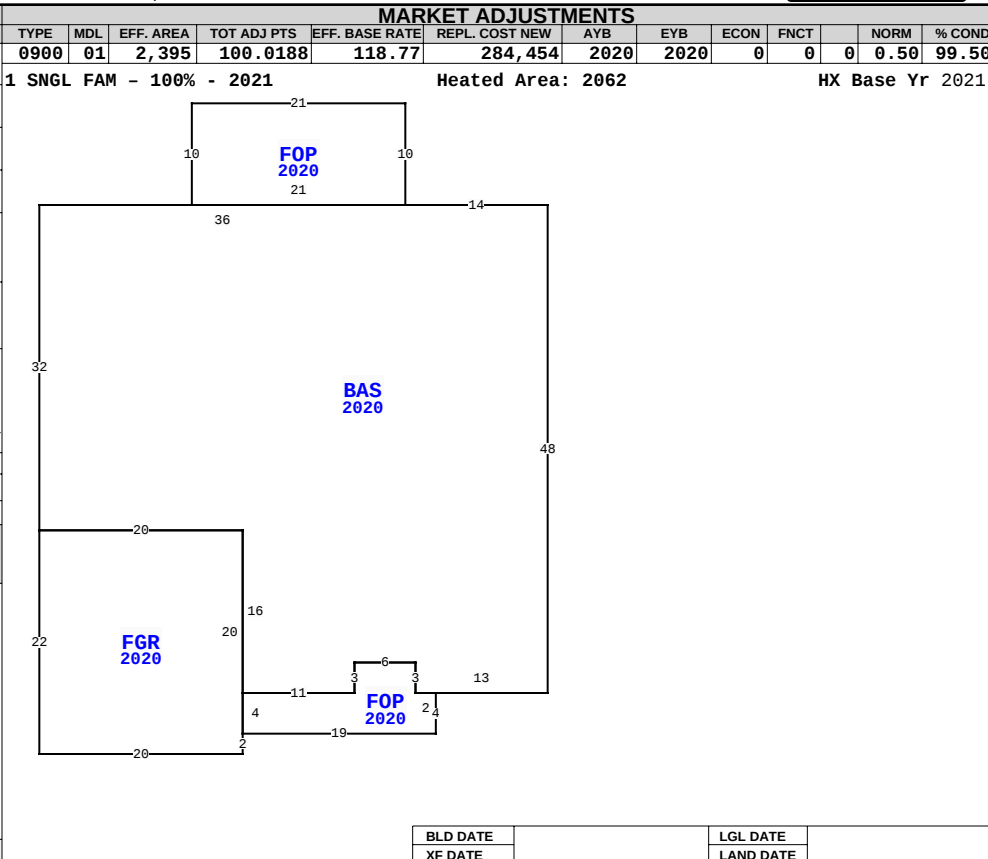
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,062	100	2,062	243,679
FGR	440	55	242	28,598
FOP	94	30	28	3,309
FOP	210	30	63	7,446
TOTALS	2,806		2,395	283,032

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	617.00	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			0.00	0.00	1.00



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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		283,032	
TOTAL MARKET OB/XF VALUE		3,176	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		316,208	
SOH/AGL Deduction		135,368	
ASSESSED VALUE		180,840	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		130,840	
TOTAL JUST VALUE		316,208	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		259,111	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008905	CO ISSUED	0	09/25/2020
20002250	NEW CONSTR	281,282	03/25/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2398/0214	10/01/2020	WD Q	I	01	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: NELSON BOBBY G & RE					
2362/0518	5/12/2020	WD U	V	30	
GRANTOR: CALICO DEVELOPMENT CO					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W14 FOP=[YR=2020] N10 W21 S10 E21\$ W36 S32									
FGR=[YR=2020] S22 E20 N2 FOP=[YR=2020] E19 N4 W2 N3 W6 S3 W11									
S4\$ N20 W20\$ E20 S16 E11 N3 E6 S3 E13 N48\$.									