LOT 3
IN OR 2022/1756
BUCKHEAD SUB PB 6/135-136

GARDNER JOSHUA RUSS
11400 BUCKHEAD TRAIL
BRYCEVILLE, FL 32009

2024

01-1S-24-018B-0003-0000

BUILDING CHARACTERISTICS

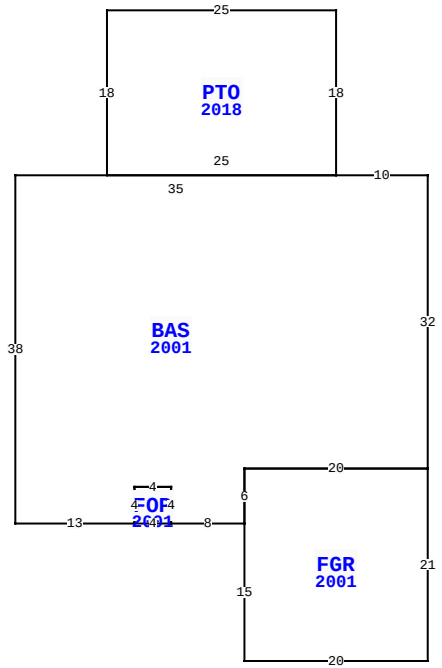
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,574	100	1,574	180,209
FGR	420	55	231	26,447
FOP	16	30	5	573
PTO	450	5	22	2,519
TOTALS	2,460		1,832	209,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,832	100.0800	125.10	229,183	2001	2006	0	0	0	8.48	91.52

1 SNGL FAM – 0% - 0 Heated Area: 1574 HX Base Yr



11400 BUCKHEAD TR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	223,974
TOTAL MARKET OB/XF VALUE	11,098
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	265,072
SOH/AGL Deduction	30,789
ASSESSED VALUE	234,283
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	234,283
TOTAL JUST VALUE	265,072
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007035	ROOF	10,000	05/31/2023
20002146	GARAGE	12,465	03/10/2020
B0108349	NEW CONSTR	100,000	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2022/1756	12/31/2015	WD	Q	I	01	142,000
GRANTOR: GRAY STEVEN K						
GRANTEE: GARDNER JOSHUA RUSS						
1439/1319	8/25/2006	WD	Q	I		184,900
GRANTOR: BOGGESS WILLIAM W & T						
GRANTEE: GRAY STEVEN K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W10 PTO=[YR=2018] N18 W25 S18 E25$ W35 S38 E13 FOP=[YR=2001] E4 N4 W4 S4 $ N4 E4 S4 E8 FGR=[YR=2001] S15 E20 N21 W20 S6 $ N6 E20 N32 $.

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	0	0	0	624.00	SF	5.20	5.20	100	2001	2001	3	80	2,596	
2	0476	VF 6 SBPL	0	0	0	0	156.00	LF	32.00	32.00	100	2018	2018	3	94	4,692	
3	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	94	564	
5	0811	CONCRETE B	0	0	0	0	686.00	SF	5.20	5.20	100	2010	2010	3	91	3,246	

LAND DESCRIPTION

TOTAL OB/XF 11,098

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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 12/19/2023 BY WWX Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

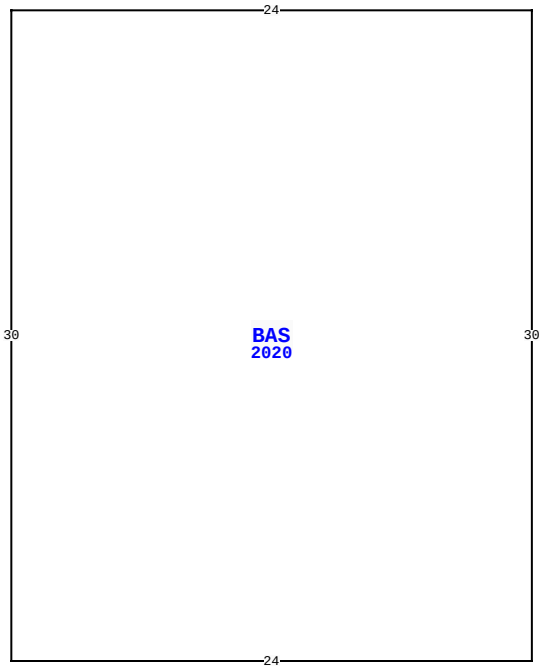
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	14,226
TOTALS	720		720	14,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	58.1900	20.37	14,666	2020	2020	0	0	0	3.00	97.00

2 GARAGE RES – 0% - 0 Heated Area: 720 HX Base Yr



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GRANTOR: BOGGESS WILLIAM W & T						
GRANTEE: GRAY STEVEN K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 S30 E24 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/19/2023 BY WWX Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS