

MCKINNEY CHARLES M & WANDA J
11570 BUCKHEAD TRAIL
BRYCEVILLE, FL 32009

2024



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

05

AVERAGE 80

Exterior Wall

20

FACE BRICK 20

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 100

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

1,982

100

1,982

212,631

FGR

462

55

254

27,250

FOP

40

30

12

1,287

PTO

192

5

10

1,073

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,258

93.1392

116.42

262,876

2003

2008

0

0

7.85

92.15

1 SNGL FAM - 100% - 2004

Heated Area: 1982

HX Base Yr 2004

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

11570 BUCKHEAD TR, BRYCEVILLE

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

1 0811 CONCRETE B 0 100 0 0 652.00 SF 5.20 5.20 100 2003 2003 3 83 2,814

2 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2003 2003 3 87 3,045

LAND DESCRIPTION

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

1 000100 C SFR 100 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

03/11/2019

BY

TWX

Total Acres: 0.00

Total Land Value: 30,000

Market: 0

Agricultural: 0

Common: 30,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

242,240

TOTAL MARKET OB/XF VALUE

5,859

TOTAL LAND VALUE - MARKET

30,000

TOTAL MARKET VALUE

278,099

SOH/AGL Deduction

144,136

ASSESSED VALUE

133,963

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

83,963

TOTAL JUST VALUE

278,099

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

267,432

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1189/0379

11/18/2003

WD Q

I

140,500

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: MCKINNEY CHARLES M

1108/0392

1/21/2003

WD U

V

21

41,000

GRANTOR: BUCKHEAD LAND & TIMBE

GRANTEE: SEDA CONSTRUCTION C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W16 N2 W6 S2 W1 PTO=[YR=2003] N12 W16 S12 E16\$ W34 S41 E17 N5 FOP=[YR=2003] E8 N2 W2 N4 W6 S6\$ N6 E6 S4 E13 FGR=[YR=2003] S19 E21 N22 W21 S3\$ N3 E21 N31 \$.