LOT 35
IN OR 1656/626
BUCKHEAD SUB PB 6/135-136

HOWLAND JOHN G
11477 BUCKHEAD TRAIL
BRYCEVILLE, FL 32009

2024

01-1S-24-018B-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

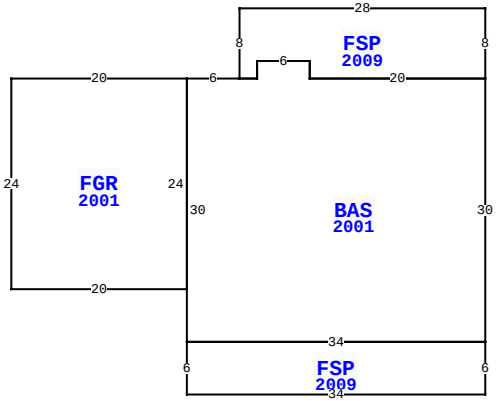
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8016.00

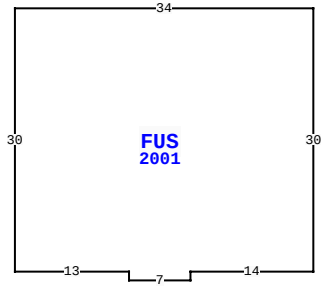
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,032	100	1,032	105,443
FGR	480	55	264	26,974
FSP	204	40	82	8,378
FSP	212	40	85	8,685
FUS	1,027	100	1,027	104,932
TOTALS	2,955		2,490	254,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,490	91.5840	114.48	285,055	2001	2001	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 2010 Heated Area: 2059 HX Base Yr 2010





11477 BUCKHEAD TRL, 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		254,412
TOTAL MARKET OB/XF VALUE		17,369
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		301,781
SOH/AGL Deduction		151,260
ASSESSED VALUE		150,521
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		100,521
TOTAL JUST VALUE		301,781
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413558	XFOB	2,640	01/07/2004
B018670	NEW CONSTR	100,000	08/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1656/0626	12/11/2009	WD	Q	I	01	210,000
GRANTOR: KRAUSE KEARY M & TERE						
GRANTEE: HOWLAND JOHN G						
1190/1450	11/24/2003	WD	Q	I		157,000
GRANTOR: PRUDENTIAL RESIDENTIA						
GRANTEE: KRAUSE KEARY & TERE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2009] W28 S8 BAS=[YR=2001] W6 FGR=[YR=2001] W20 S24 E20 N24 $ S30 FSP=[YR=2009] S6 E34 N6 W34 $ E34 N30 W20 N2 W6 S2 W2 $ E2 N2 E6 S2 E20 N8 $ PTR= E15 FUS=[YR=2001] E34 S30 W14 S1 W7 N1 W13 N30 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	3.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	8,925	
2	0812	CONCRETE C	0	100	0	0	1,261.00	SF	4.00	4.00	100	2001	2001	3	80	4,035	
3	0812	CONCRETE C	0	100	0	0	1,267.00	SF	4.00	4.00	100	2006	2006	3	87	4,409	

LAND DESCRIPTION

TOTAL OB/XF 17,369

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	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS