

LOT 39
IN OR 1255/1609
BUCKHEAD SUB PB 6/135-136

GOODWYNE LUANN B & JD III
11002 FAWNWOOD COURT
BRYCEVILLE, FL 32009

2024

01-1S-24-018B-0039-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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		

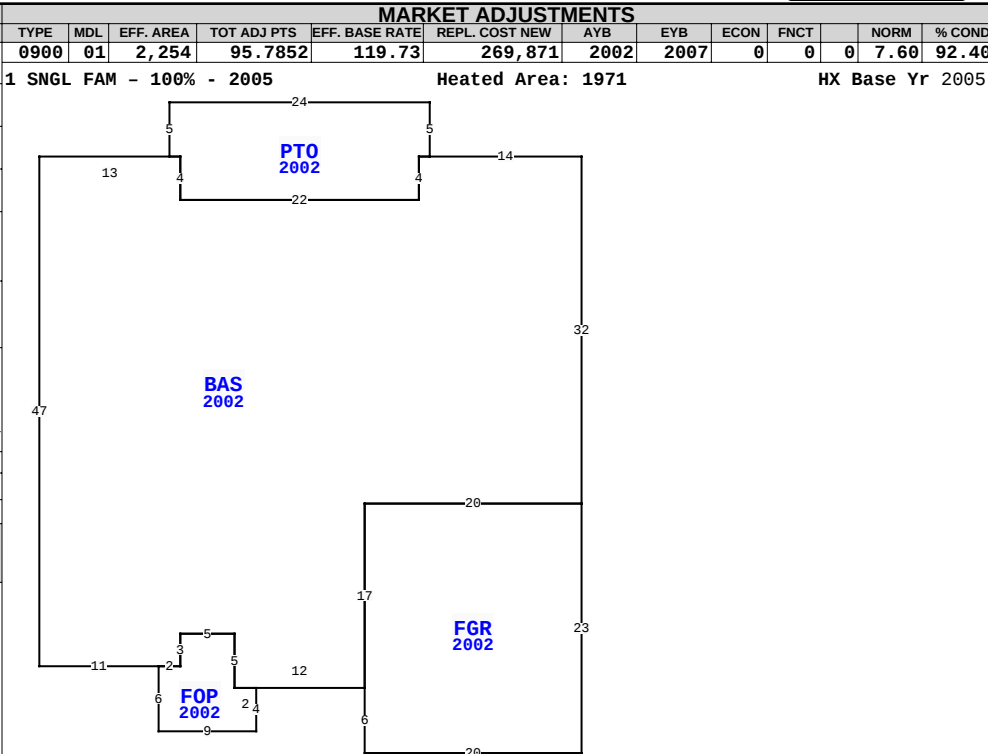
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,971	100	1,971	218,053
FGR	460	55	253	27,990
FOP	65	30	20	2,213
PTO	208	5	10	1,106

TOTALS	2,704		2,254	249,361
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	604.00	SF	5.20
3	0810	CONCRETE A	0	100	21	18	378.00	SF	6.50
4	0350	CARPORT WD	0	100	30	20	600.00	SF	8.58

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	0003	PUD	0.00	0.00	1.00

REVIEW DATE	01/06/2020	BY	TWX
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11002 FAWNWOOD CT, BRYCEVILLE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	604.00	SF	5.20	5.20	100	2002	2002	3	82	2,575	
3	0810	CONCRETE A	0	100	21	18	378.00	SF	6.50	6.50	100	2010	2010	3	91	2,236	
4	0350	CARPORT WD	0	100	30	20	600.00	SF	8.58	8.58	100	2019	2019	3	86	4,427	

TOTAL OB/XF										12,248							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

Total Acres:	0.00	Total Land Value:	30,000	Market:	0	Agricultural:	0	Common:	30,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				249,361	
TOTAL MARKET OB/XF VALUE				12,248	
TOTAL LAND VALUE - MARKET				30,000	
TOTAL MARKET VALUE				291,609	
SOH/AGL Deduction				148,695	
ASSESSED VALUE				142,914	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				92,914	
TOTAL JUST VALUE				291,609	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				280,713	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003282	REPAIR/RRF	0	04/02/2019
B019106	NEW CONSTR	118,617	12/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1255/1609	8/30/2004	WD	Q	I	
GRANTOR: COOMER KEVIN K & COLE					SALE PRICE
GRANTEE: GOODWYNE LUANN & JD					177,500
1081/1923	9/20/2002	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					144,800
GRANTEE: COOMER KEVIN & COLE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W14 PTO=[YR=2002] N5 W24 S5 E1 S4 E22 N4 E1 \$ W1 S4 W22 N4 W13 S47 E11 FOP=[YR=2002] S6 E9 N4 W2 N5 W5 S3 W2 \$ E2 N3 E5 S5 E12 FGR=[YR=2002] S6 E20 N23 W20 S17 \$ N17 E20 N32 \$.									