LOT 43
BUCKHEAD SUB PB 6/135-136

TROMBLY THOMAS
11009 FAWNWOOD COURT
BRYCEVILLE, FL 32009

2024

01-1S-24-018B-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

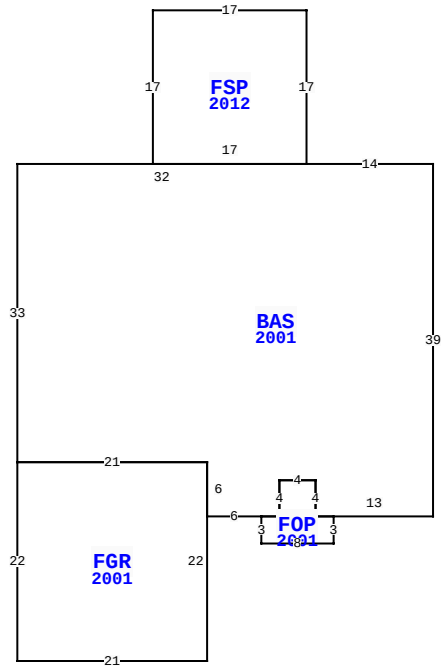
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,652	100	1,652	167,600
FGR	462	55	254	25,769
FOP	40	30	12	1,217
FSP	289	40	116	11,768
TOTALS	2,443		2,034	206,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,034	97.1964	121.50	247,131	2001	2001	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2024 Heated Area: 1652 HX Base Yr 2024



11009 FAWNWOOD CT, 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		206,354
TOTAL MARKET OB/XF VALUE		7,565
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		243,919
SOH/AGL Deduction		0
ASSESSED VALUE		243,919
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		193,919
TOTAL JUST VALUE		243,919
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108142	NEW CONSTR	100,000	04/01/2001
P0146312	NEW CONSTR	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/1803	3/28/2023	WD	Q	I	01	330,000
GRANTOR: CONGER KENNETH R &						
GRANTEE: TROMBLY THOMAS						
2216/1829	8/03/2018	WD	Q	I	01	200,000
GRANTOR: BOYD SETH & BRIANA						
GRANTEE: CONGER KENNETH R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W14 FSP=[YR=2012] N17 W17 S17 E17 $ W32 S33
FGR=[YR=2001] S22 E21 N22 W21 $ E21 S6 E6 FOP=[YR=2001] S3
E8 N3 W2 N4 W4 S4 W2 $ E2 N4 E4 S4 E13 N39 $.

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	667.00	SF	5.20	5.20	100	2001	2001	3	80	2,775	
2	0350	CARPORT WD	0	100	16	12	192.00	SF	13.00	13.00	100	2011	2011	3	50	1,248	
3	0830	FLAGSTONE	0	100	0	0	314.00	SF	12.00	12.00	100	2013	2013	3	94	3,542	

LAND DESCRIPTION

TOTAL OB/XF 7,565

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 03/08/2024 BY WWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS