

LOT 44
IN OR 2051/698
BUCKHEAD II PUD PHASES 1 & 2

WADDELL JEFFREY B & STEPHANIE
20152 DEER RUN TRAIL
BRYCEVILLE, FL 32009

2024

01-1S-24-018C-0044-0000



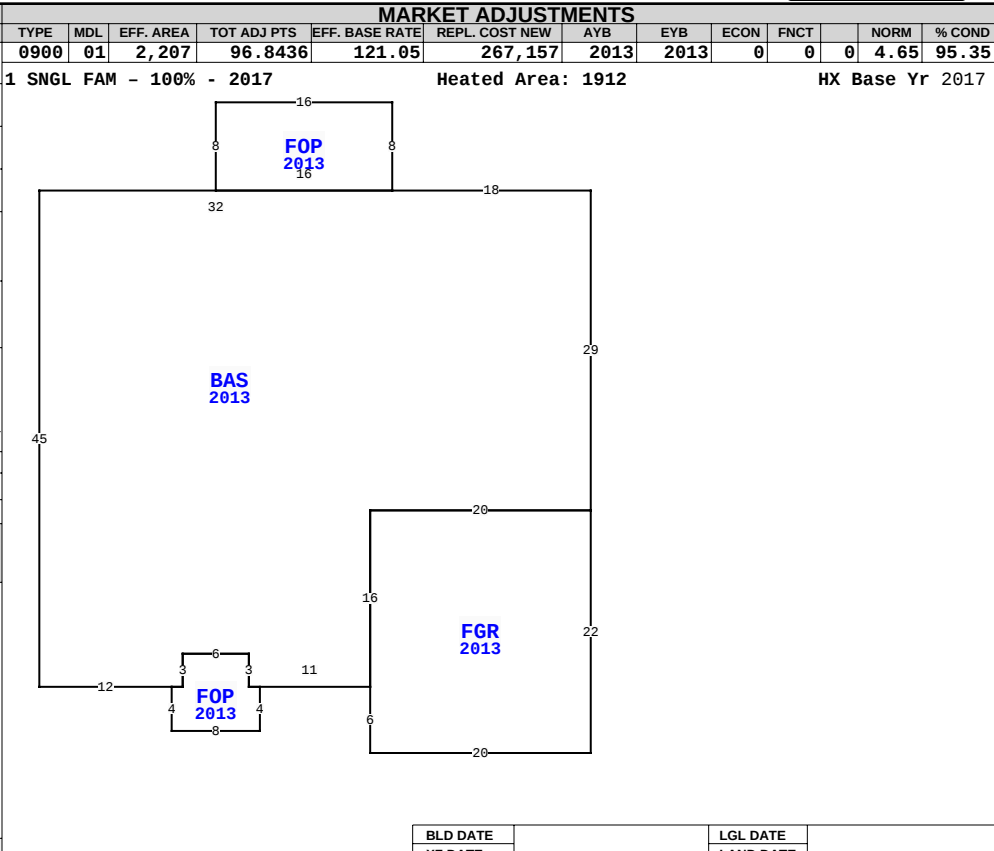
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	1,912	100	1,912	220,686
FGR	440	55	242	27,932
FOP	50	30	15	1,732
FOP	128	30	38	4,386
TOTALS	2,530		2,207	254,734

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	663.00	SF	5.20	5.20	
2	0811	CONCRETE B	0	100	26	16	416.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	100	18	8	144.00	SF	6.50	6.50	
4	0462	ST/AL FNC	0	100	124	4	496.00	SF	10.00	10.00	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	
6	0350	CARPORT WD	0	100	30	20	600.00	SF	13.00	13.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100	0003	PUD	0.00	0.00	1.00	LT	



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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 6	Tax Dist:										
BUILDING MARKET VALUE	254,734										
TOTAL MARKET OB/XF VALUE	16,589										
TOTAL LAND VALUE - MARKET	30,000										
TOTAL MARKET VALUE	301,323										
SOH/AGL Deduction	127,668										
ASSESSED VALUE	173,655										
TOTAL EXEMPTION VALUE	50,000										
BASE TAXABLE VALUE	123,655										
TOTAL JUST VALUE	301,323										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	290,391										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26875	CO ISSUED	0	07/22/2013
P16416	NEW CONSTR	0	06/04/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2051/0698	6/07/2016	WD	Q	I	01	195,000
GRANTOR:SMITH DONALD E JR						
GRANTEE:WADDELL JEFFREY B &						
1894/0999	12/02/2013	WD	Q	I	01	189,900
GRANTOR:SEDA CONSTRUCTION COM						
GRANTEE:SMITH DONALD E JR						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2013] W18 FOP=[YR=2013] N8 W16 S8 E16\$ W32 S45 E12											
FOP=[YR=2013] S4 E8 N4 W1 N3 W6 S3 W1\$ E1 N3 E6 S3 E11											
FGR=[YR=2013] S6 E20 N22 W20 S16 \$ N16 E20 N29\$.											