LOT 48
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

WAGNER SHARON & CRAIG HOWARD
20222 DEER RUN TRL
BRYCEVILLE, FL 32009

2024

01-1S-24-018C-0048-0000

BUILDING CHARACTERISTICS

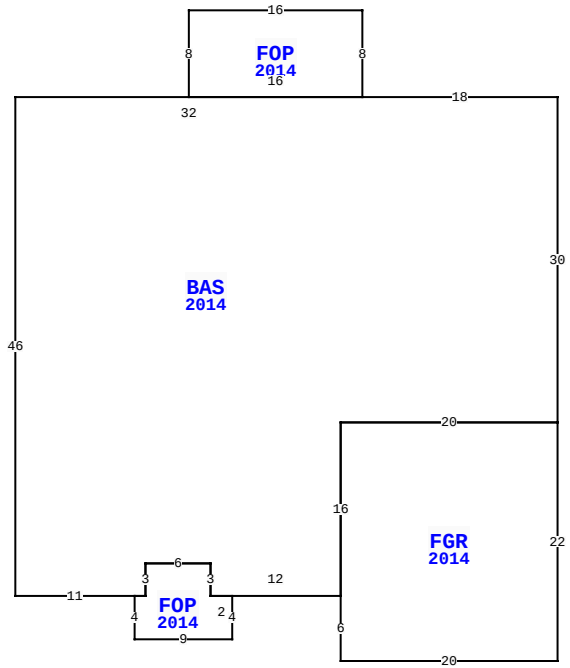
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	1,962	100	1,962	230,352
FGR	440	55	242	28,413
FOP	54	30	16	1,879
FOP	128	30	38	4,462
TOTALS	2,584		2,258	265,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,258	97.9902	122.49	276,582	2014	2014	0	0	0	4.15	95.85

1 SNGL FAM – 100% - 2024 Heated Area: 1962 HX Base Yr 2024



20222 DEER RUN TRL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		279,570
TOTAL MARKET OB/XF VALUE		3,211
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		312,781
SOH/AGL Deduction		0
ASSESSED VALUE		312,781
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		262,781
TOTAL JUST VALUE		312,781
NCON VALUE		14,466
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230016014		25,000	12/14/2023
SP230015840	IN GROUND FIBERGL	78,000	12/12/2023
230011813	GARAGE	20,000	09/15/2023
B1428448	CO ISSUED	0	07/18/2014
B1428448	NEW CONSTR	236,560	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2656/1157	7/21/2023	WD	Q	I	01	355,000
GRANTOR: THIGPEN ROGER M & KAR						
GRANTEE: WAGNER SHARON & CRA						
1988/0875	6/19/2015	WD	Q	I	01	182,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: THIGPEN ROGER M & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W18 FOP=[YR=2014] N8 W16 S8 E16$ W32 S46 E11
FOP=[YR=2014] S4 E9 N4 W2 N3 W6 S3 W1$ E1 N3 E6 S3 E12
FGR=[YR=2014] S6 E20 N22 W20 S16 $ N16 E20 N30$.

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	0811	CONCRETE B	0	100	0	0	650.00	SF	5.20	5.20	100	2014	2014	3	95	3,211	

LAND DESCRIPTION

TOTAL OB/XF 3,211

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 12/19/2023 BY WW Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

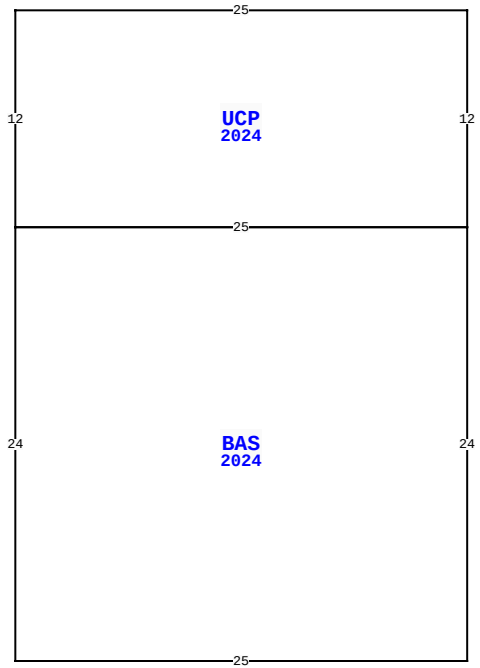
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	13,151
UCP	300	20	60	1,315
TOTALS	900		660	14,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	660	63.2500	22.14	14,612	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 600 HX Base Yr 2024



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1988/0875	6/19/2015	WD	Q	I	01	182,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: THIGPEN ROGER M & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,30] E25 S24 W25 N24 $
UCP=[YR=2024;ORIG=20,18] S12 E25 N12 W25 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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