LOT 53
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

CLARK ANDREW R & KATHRYN B
20297 DEER RUN TRAIL
BRYCEVILLE, FL 32009

2024

01-1S-24-018C-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

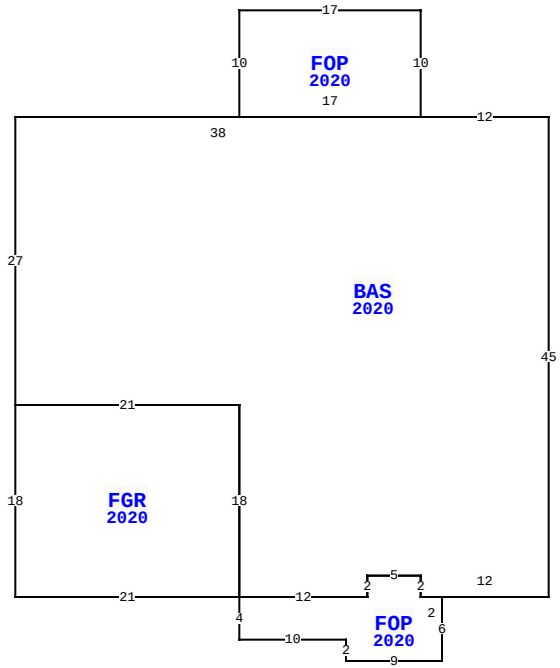
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	1,862	100	1,862	222,330
FGR	378	55	208	24,836
FOP	104	30	31	3,702
FOP	170	30	51	6,089
TOTALS	2,514		2,152	256,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,152	96.4908	120.61	259,553	2020	2020	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2021 Heated Area: 1862 HX Base Yr 2021



20297 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		256,957
TOTAL MARKET OB/XF VALUE		3,954
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		290,911
SOH/AGL Deduction		74,090
ASSESSED VALUE		216,821
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		166,821
TOTAL JUST VALUE		290,911
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000744	CO ISSUED	0	01/27/2020
19007979	NEW CONSTR	251,271	07/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2336/1385	1/30/2020	WD	Q	I	01	228,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CLARK ANDREW R & KA						
1606/0894	2/20/2009	WD	U	V	30	170,000
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W12 FOP=[YR=2020] N10 W17 S10 E17$ W38 S27
FGR=[YR=2020] S18 E21 FOP=[YR=2020] S4 E10 S2 E9 N6 W2 N2 W5
S2 W12$ N18 W21$ E21 S18 E12 N2 E5 S2 E12 N45$.

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	768.00	SF	5.20	5.20	100	2020	2020	3	99	3,954	

LAND DESCRIPTION

TOTAL OB/XF 3,954

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 02/18/2021 BY TW Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS