LOT 69
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

BORCHARDT ROBERT DEAN & AMANDA
20227 DEER RUN TRL
BRYCEVILLE, FL 32009

2024

01-1S-24-018C-0069-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

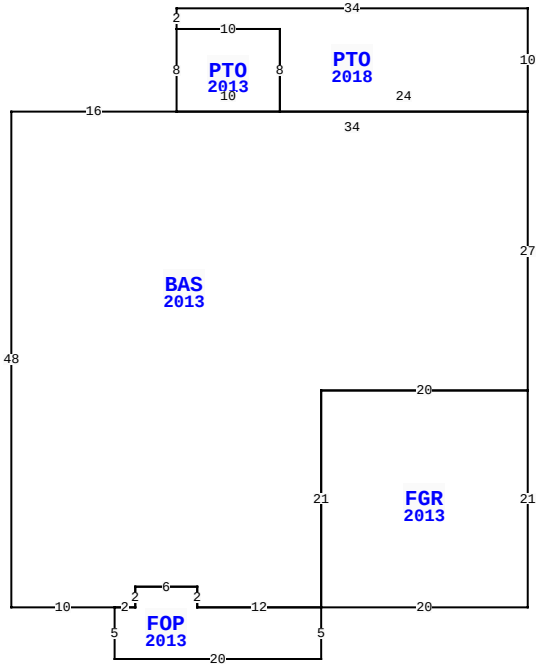
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	1,968	100	1,968	230,626
FGR	420	55	231	27,070
FOP	112	30	34	3,984
PTO	80	5	4	469
PTO	260	5	13	1,523
TOTALS	2,840		2,250	263,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,250	98.1666	122.71	276,098	2013	2013	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2015 Heated Area: 1968 HX Base Yr 2015



20227 DEER RUN TR, 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		263,674
TOTAL MARKET OB/XF VALUE		21,208
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		314,882
SOH/AGL Deduction		120,058
ASSESSED VALUE		194,824
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		144,824
TOTAL JUST VALUE		314,882
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B27467	NEW CONSTR	0	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2698/1438	3/04/2024	WD	Q	I	01	380,000
GRANTOR: BOX MELANIE						
GRANTEE: BORCHARDT ROBERT DE						
2522/1890	11/23/2021	QC	U	I	11	100
GRANTOR: BOX MELANIE F/K/A MEL						
GRANTEE: BOX MELANIE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2018] W34 S2 PTO=[YR=2013] S8 BAS=[YR=2013] W16 S48 E10 FOP=[YR=2013] S5 E20 N5 FGR=[YR=2013] E20 N21 W20 S21 $ W12 N2 W6 S 2W2$ E2 N2 E6 S2 E12 N21 E20 N27 W34$ E10 N8 W10$ E10 S8 E24 N10$.

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	688.00	SF	5.20	5.20	100	2013	2013	3	94	3,363	
2	0476	VF 6 SBPL	0	100	0	0	500.00	LF	32.00	32.00	100	2016	2016	3	90	14,400	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	90	540	
4	0810	CONCRETE A	0	100	38	12	456.00	SF	6.50	6.50	100	2019	2019	3	98	2,905	

LAND DESCRIPTION

TOTAL OB/XF 21,208

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 02/26/2024 BY WWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS