

LOT 5
IN OR 1027/534
BUCKHEAD SUB PB 6/135-136

LOWEY DAVID L & THERESE M
11440 BUCKHEAD TRAIL
BRYCEVILLE, FL 32009

2025

01-1S-24-018B-0005-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 80
Exterior Wall	20 FACE BRICK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,281	100	2001	2,281	241,419
FGR	420	55	2001	231	24,449
FOP	42	30	2001	13	1,376
UOP	400	20	2018	80	8,467
TOTALS	3,143			2,605	275,711

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

1	0812	CONCRETE C	0 100	0 0	1,089.00
2	0861	POOL GUNIT	0 100	24 14	336.00
3	0845	KOOL DECK	0 100	0 0	990.00
4	0911	SCRN RM A	0 100	39 34	1,326.00

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	0003

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,605	120.8880	120.89	314,918	2001	2001	0	0	0 12.45	87.55
1 SINGLE FAM - 100% - 2002 Heated Area: 2281 HX Base Yr 2002											
11440 BUCKHEAD TR, BRYCEVILLE											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025
INC DATE		AG DATE	MLU

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	0812	CONCRETE C	0 100	0 0	1,089.00	SF	4.00	4.00	100	2001	2001	3	79	3,441	
2	0861	POOL GUNIT	0 100	24 14	336.00	SF	85.00	85.00	100	2005	2005	3	36	10,282	
3	0845	KOOL DECK	0 100	0 0	990.00	SF	7.25	7.25	100	2005	2005	3	84	6,029	
4	0911	SCRN RM A	0 100	39 34	1,326.00	SF	17.50	17.50	100	2007	2007	3	27	6,265	

TOTAL OB/XF															26,017
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	27,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		275,711	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		27,000	
SOH/AGL Deduction		TOTAL MARKET VALUE		328,728	
ASSESSED VALUE		SOH/AGL Deduction		149,482	
TOTAL EXEMPTION VALUE		ASSESSED VALUE		179,246	
BASE TAXABLE VALUE		TOTAL EXEMPTION VALUE		50,722	
TOTAL JUST VALUE		BASE TAXABLE VALUE		128,524	
NCON VALUE		TOTAL JUST VALUE		328,728	
INCOME VALUE		NCON VALUE		0	
PREVIOUS YEAR MKT VALUE		INCOME VALUE		329,683	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010431	PRIVATE PROVIDER	14,652	09/10/2024
21008449	NEW METAL ROOF	30,600	06/28/2021
B20482	SCRN RM	18,400	09/01/2007
B15778	SWIM POOL	29,000	06/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1027/0534	12/27/2001	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					SALE PRICE
GRANTEE: LOWEY DAVID L & THE					145,000
GRANTOR: BUCKHEAD LAND & TIMBE					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES					
GRANTEE: LOWEY DAVID L & THE					
GRANTOR: BUCKHEAD LAND & TIMBE					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING DIMENSIONS					
BAS=[YR=2001] W12 UOP=[YR=2018] N10 W40 S10 E40\$ W40 S46 E13					
FOP=[YR=2001] S2 E6 N8 W5 S6 W1\$ E1 N6 E5 S8 E12					
FGR=[YR=2001] S13 E21 N20 W21 S7 \$ N7 E21 N41\$.					