



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 90     |
| Exterior Wall            | 20 | FACE BRICK 10  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 13 | LVT/LAMMT 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                  | 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       | 1,623            | 100         | 2002 | 1,623        | 192,396              |
| FGR       | 420              | 55          | 2002 | 231          | 27,384               |
| FOP       | 36               | 30          | 2002 | 11           | 1,304                |
| UOP       | 240              | 20          | 2020 | 48           | 5,690                |
| TOTALS    | 2,319            |             |      | 1,913        | 226,773              |

| EXTRA FEATURES |            |             |     |     |   |   |        |    |          |
|----------------|------------|-------------|-----|-----|---|---|--------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R    |
| 1              | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 587.00 | SF | 5.20     |
| 2              | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00   | UT | 3,500.00 |

| MARKET ADJUSTMENTS                                           |     |           |             |                |                |      |      |      |      |   |      |        |
|--------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|
| TYPE                                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |
| 0100                                                         | 01  | 1,913     | 122.5049    | 122.50         | 234,342        | 2002 | 2017 | 0    | 0    | 0 | 3.23 | 96.77  |
| 1 SINGLE FAM - 100% - 2022 Heated Area: 1623 HX Base Yr 2022 |     |           |             |                |                |      |      |      |      |   |      |        |
|                                                              |     |           |             |                |                |      |      |      |      |   |      |        |
| 11490 BUCKHEAD TR, BRYCEVILLE                                |     |           |             |                |                |      |      |      |      |   |      |        |

|                   |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| TOTAL OB/XF 5,417 |  |  |  |  |  |  |  |  |  |  |  |  |
| 04/21/2025 MLU    |  |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 | 0003 | PUD      | 0.00  | 0.00  | 1.00        |

| UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE |
|-----------|-----|----------|--------|---------|------------|----------------|------------|
| LT        |     | 1.00     | 1.00   | 1.00    | 27,000.00  | 27,000.00      | 27,000     |

| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 2 |
| VALUATION BY              |  |           | STANDARD    |
| Tax Group: 6              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 260,814   |             |
| TOTAL MARKET OB/XF VALUE  |  | 5,417     |             |
| TOTAL LAND VALUE - MARKET |  | 27,000    |             |
| TOTAL MARKET VALUE        |  | 293,231   |             |
| SOH/AGL Deduction         |  | 58,380    |             |
| ASSESSED VALUE            |  | 234,851   |             |
| TOTAL EXEMPTION VALUE     |  | HX HB     | 50,722      |
| BASE TAXABLE VALUE        |  | 184,129   |             |
| TOTAL JUST VALUE          |  | 293,231   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 270,310   |             |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20002319   | REPAIR/RRF  | 15,000  | 03/13/2020 |
| B020231    | NEW CONSTR  | 118,707 | 09/01/2002 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2430/1409                      | 1/29/2021 | WD        | Q   | I   | 01     | 255,000    |
| GRANTOR: ATON KOLBY & CIARA M  |           |           |     |     |        |            |
| GRANTEE: VANCE JOSHUA M & MI   |           |           |     |     |        |            |
| 2140/1777                      | 8/14/2017 | WD        | Q   | I   | 01     | 143,000    |
| GRANTOR: DOMINGO NILZA & ALEXA |           |           |     |     |        |            |
| GRANTEE: ATON KOLBY            |           |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                            |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2002] W13 UOP=[YR=2020] N12 W20 S12 E20 \$ W32 S39 E12 |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2002] S3 E8 N3 W2 N3 W4 S3 W2 \$ E2 N3 E4 S3 E7        |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2002] S15 E20 N21 W20 S6 \$ N6 E20 N33 \$ .            |  |  |  |  |  |  |  |  |  |

**VANCE JOSHUA M & MICHELLE P**  
11490 BUCKHEAD TRL  
BRYCEVILLE, FL 32009

# 2025

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