LOT 8
IN OR 2085/774
BUCKHEAD SUB PB 6/135-136

HODEN BENJAMIN S & KELBY R
11558 BUCKHEAD TR
BRYCEVILLE, FL 32009

2025

01-1S-24-018B-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

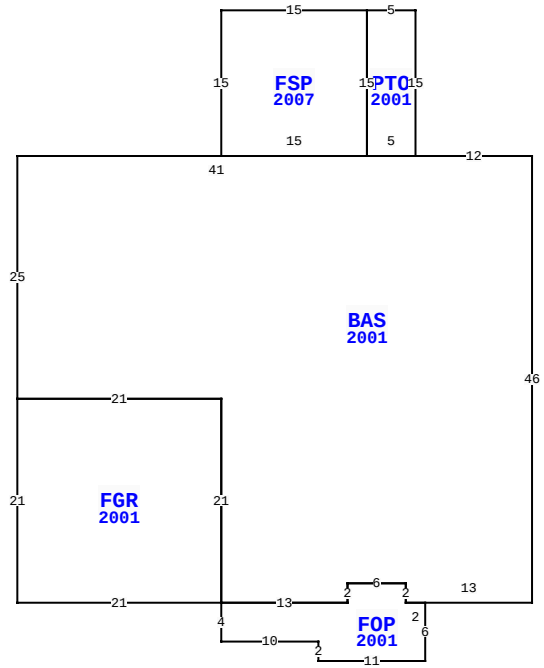
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,985	100	2001	1,985	215,761
FGR	441	55	2001	243	26,413
FOP	118	30	2001	35	3,804
FSP	225	40	2007	90	9,782
PTO	75	5	2001	4	435
TOTALS	2,844			2,357	256,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,357	125.6605	125.66	296,181	2001	2006	0	0	0	13.50	86.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1985 HX Base Yr



11558 BUCKHEAD TR, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		256,197
TOTAL MARKET OB/XF VALUE		9,835
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		293,032
SOH/AGL Deduction		0
ASSESSED VALUE		293,032
TOTAL EXEMPTION VALUE	13	293,032
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		293,032
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002529	REPAIR/RRF	18,000	03/13/2019
B1531285	CARPORT	13,392	10/30/2015
B19676	SWIM POOL	6,200	03/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2085/0774	11/21/2016	WD	Q	I	01	197,500
GRANTOR: HORNE MICHAEL E & KAT						
GRANTEE: HODEN BENJAMIN S &						
0971/1740	2/22/2001	WD	Q	I		142,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HORNE MICHAEL E & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W12 PTO=[YR=2001] N15 W5 FSP=[YR=2007] W15 S15 E15 N15$ S15 E5$ W41 S25 FGR=[YR=2001] S21E21 FOP=[YR=2001] S4 E10 S2 E11 N6 W2 N2 W6 S2 W13 $ N21 W21 $ E21 S21 E13 N2 E6 S2 E13 N46 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
2	0811	CONCRETE B	0	100	0	0	957.00	SF	5.20	5.20	100	2001	2001	3	79	3,931	
3	0811	CONCRETE B	0	100	30	20	600.00	SF	5.20	5.20	100	2015	2015	3	95	2,964	

LAND DESCRIPTION

TOTAL OB/XF 9,835

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	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	27,000.00	27,000.00	27,000							

REVIEW DATE 06/18/2019 BY TW Total Acres: 0.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 07/30/2025 BY SYS