LOT 10
BUCKHEAD SUB PB 6/135-136

ROWELL DUSTIN STEVEN & MARLANA MORGAN
11568 BUCKHEAD TR
BRYCEVILLE, FL 32009

2025

01-1S-24-018B-0010-0000

BUILDING CHARACTERISTICS

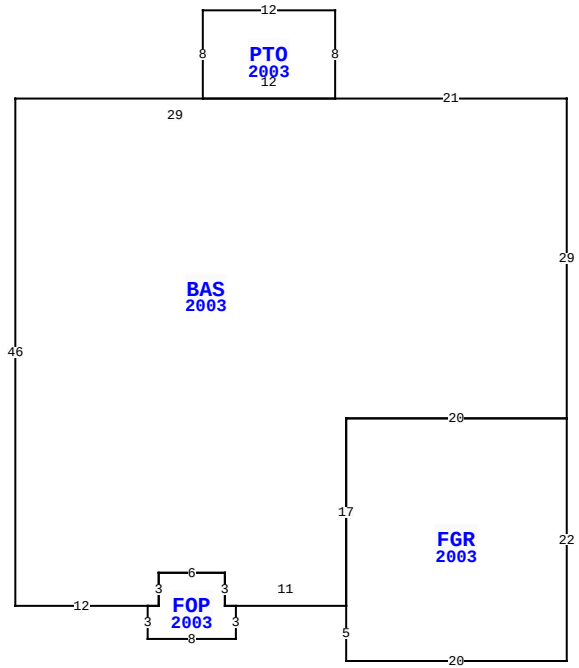
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,942	100	2003	1,942	221,448
FGR	440	55	2003	242	27,595
FOP	42	30	2003	13	1,482
PTO	96	5	2003	5	570
TOTALS	2,520			2,202	251,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,202	123.4065	123.41	271,749	2003	2008	0	0	0	7.60	92.40

1 SINGLE FAM – 100% - 2021 Heated Area: 1942 HX Base Yr 2021



11568 BUCKHEAD TR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		251,096
TOTAL MARKET OB/XF VALUE		7,557
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		285,653
SOH/AGL Deduction		66,645
ASSESSED VALUE		219,008
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		168,286
TOTAL JUST VALUE		285,653
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000744	REPAIR/RRF	21,000	01/23/2019
R034725	REPAIR/RRF	2,800	01/24/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2373/0525	5/29/2020	WD	Q	I	01	225,000
GRANTOR: SAUCIER CHRISTOPHER H						
GRANTEE: ROWELL DUSTIN STEVE						
2113/0886	3/16/2017	WD	Q	I	01	167,000
GRANTOR: GROOM DENNIS & SUSAN						
GRANTEE: SAUCIER CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W21 PTO=[YR=2003] N8 W12 S8 E12$ W29 S46 E12
FOP=[YR=2003] S3 E8 N3 W1 N3 W6 S3 W1$ E1 N3 E6 S3 E11
FGR=[YR=2003] S5 E20 N22 W20 S17 $ N17 E20 N29$.

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	684.00	SF	5.20	5.20	100	2003	2003	3	82	2,917	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
3	0351	CARPORT MT	0	100	24	12	288.00	SF	6.90	6.90	100	2019	2019	3	82	1,630	

LAND DESCRIPTION

TOTAL OB/XF 7,557

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 02/18/2021 BY TW Total Acres: 0.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 07/30/2025 BY SYS