LOT 14
BUCKHEAD SUB PB 6/135-136

SCHULTZ ROBERT MARK & ASHLEY JEAN
20004 DEER RUN TL
BRYCEVILLE, FL 32009

2025

01-1S-24-018B-0014-0000

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

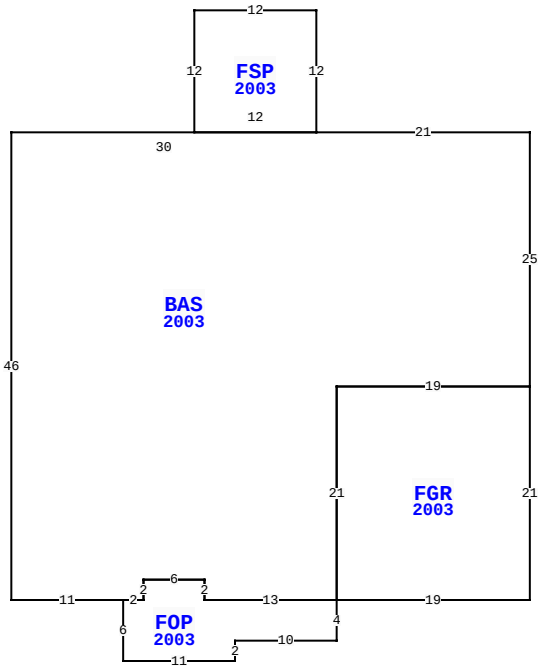
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,935	100	2003	1,935	207,265
FGR	399	55	2003	219	23,458
FOP	118	30	2003	35	3,749
FSP	144	40	2003	58	6,213
TOTALS	2,596			2,247	240,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,247	121.7160	121.72	273,505	2003	2008	0	0	0	12.00	88.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1935 HX Base Yr 2024



20004 DEER RUN TRL, 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		240,684
TOTAL MARKET OB/XF VALUE		10,468
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		278,152
SOH/AGL Deduction		0
ASSESSED VALUE		278,152
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		227,430
TOTAL JUST VALUE		278,152
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007563	REPAIR/RRF	15,400	12/01/2017
0364053	NEW CONSTR	136,958	01/05/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/0994	12/23/2022	WD	Q	I	01	365,000
GRANTOR: LANE KAREN LEE						
GRANTEE: SCHULTZ ROBERT MARK						
1816/1364	9/11/2012	QC	U	I	11	100
GRANTOR: LANE DARRELL STEVEN J						
GRANTEE: LANE KAREN LEE						

BUILDING NOTES

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	713.00	SF	5.20	5.20	100	2003	2003	3	82	3,040	
2	1242	WD DECK A	0	100	0	0	322.00	SF	10.00	10.00	100	2010	2010	3	40	1,288	
3	0350	CARPORT WD	0	100	40	20	800.00	SF	9.36	9.36	100	2019	2019	3	82	6,140	

BUILDING DIMENSIONS

BAS=[YR=2003] W21 FSP=[YR=2003] N12 W12 S12 E12$ W30 S46 E11FOP=[YR=2003] S6 E11 N2 E10 N4 W13 N2 W6 S2 W2$ E2 N2 E6 S2 E13 FGR=[YR=2003] E19 N21 W19 S21$ N21 E19 N25$.

LAND DESCRIPTION

TOTAL OB/XF 10,468

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 03/01/2024 BY WWA Total Acres: 0.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 07/30/2025 BY SYS