LOT 18
BUCKHEAD SUB PB 6/135-136

SCHAFFNER JEREMY B & CLAUDIA A
32074 WHITE TAIL CT
BRYCEVILLE, FL 32009

2025

01-1S-24-018B-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

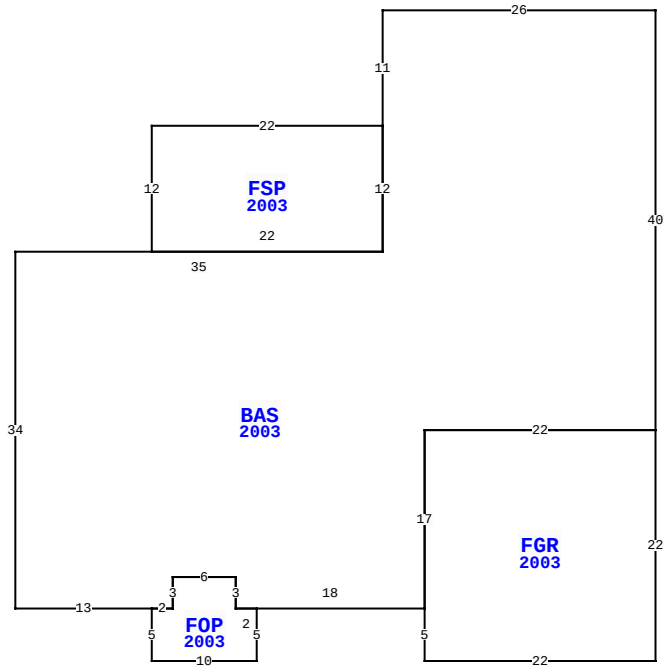
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,280	100	2003	2,280	250,078
FGR	484	55	2003	266	29,176
FOP	68	30	2003	20	2,194
FSP	264	40	2003	106	11,627
TOTALS	3,096			2,672	293,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,672	124.6416	124.64	333,038	2003	2008	0	0	0	12.00	88.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2280 HX Base Yr 2022



32074 WHITE TAIL CT, 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		293,073
TOTAL MARKET OB/XF VALUE		3,431
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		323,504
SOH/AGL Deduction		44,694
ASSESSED VALUE		278,810
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		228,088
TOTAL JUST VALUE		323,504
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006906	REPAIR/RRF	0	06/27/2019
AP036381	NEW CONSTR	162,063	01/05/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2478/1774	6/17/2021	WD	Q	I	02	325,000
GRANTOR: PIPKIN CHARLES K & ST						
GRANTEE: SCHAFFNER JEREMY B						
2154/0486	10/26/2017	WD	Q	I	01	218,200
GRANTOR: FORD DANA M & THOMAS						
GRANTEE: PIPKIN CHARLES K &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W26 S11 FSP=[YR=2003] W22 S12 E22 N12$ S12 W35 S34 E13 FOP=[YR=2003] S5 E10 N5 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E18 FGR=[YR=2003] S5 E22 N22 W22 S17$ N17 E22 N40$.

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	753.00	SF	5.20	5.20	100	2003	2003	3	82	3,211	
2	1242	WD DECK A	0	100	0	0	100.00	SF	10.00	10.00	100	2005	2005	3	22	220	

LAND DESCRIPTION

TOTAL OB/XF 3,431

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 01/06/2020 BY TWX Total Acres: 0.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 07/30/2025 BY SYS