LOT 26
IN OR 1145/838
BUCKHEAD SUB PB 6/135-136

HICKS CHARLOTTE M
32046 WHITE TAIL COURT
BRYCEVILLE, FL 32009

2025

01-1S-24-018B-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

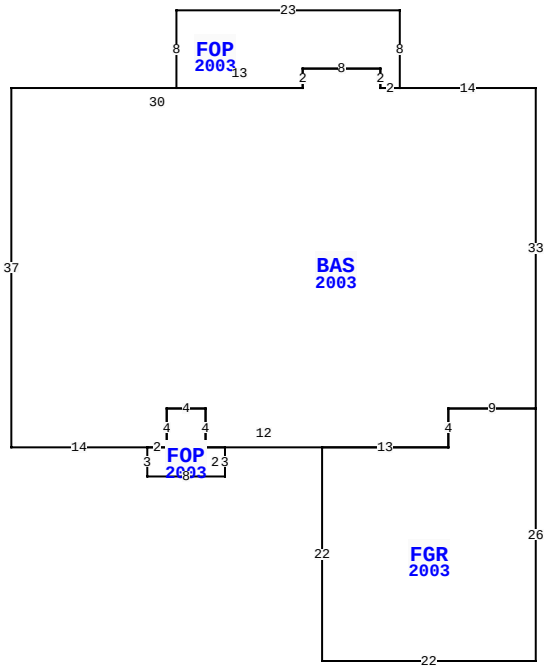
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,962	100	2003	1,962	210,157
FGR	520	55	2003	286	30,635
FOP	40	30	2003	12	1,286
FOP	168	30	2003	50	5,356
TOTALS	2,690			2,310	247,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,310	121.7160	121.72	281,173	2003	2008	0	0	0	12.00	88.00

1 SINGLE FAM – 100% - 2004 Heated Area: 1962 HX Base Yr 2004



32046 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		247,432
TOTAL MARKET OB/XF VALUE		8,352
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		282,784
SOH/AGL Deduction		143,476
ASSESSED VALUE		139,308
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		38,586
TOTAL JUST VALUE		282,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005613	REPAIR/RRF	18,450	05/29/2019
E0310660	NEW CONSTR	2,000	01/14/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1145/0838	6/16/2003	WD	Q	I		163,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HICKS CHARLOTTE M						
1088/1873	10/21/2002	WD	Q	V		20,500
GRANTOR: BUCKHEAD LAND & TIMBE						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 FOP=[YR=2003] N8 W23 S8 E13 N2 E8 S2 E2$ W2 N2 W8 S2 W30 S37 E14 FOP=[YR=2003] S3 E8 N3 W2 N4 W4 S4 W2$ E2 N4 E4 S4 E12 FGR=[YR=2003] S22 E22 N26 W9 S4 W13$ E13 N4 E9 N33$.

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	0812	CONCRETE C	0	100	0	0	1,080.00	SF	4.00	4.00	100	2003	2003	3	82	3,542	
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	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2005	2005	3	36	1,800	

LAND DESCRIPTION

TOTAL OB/XF 8,352

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