LOT 29
BUCKHEAD SUB PB 6/135-136

HALL DONNA L/E/
11645 BUCKHEAD TRAIL
BRYCEVILLE, FL 32009

2025

01-1S-24-018B-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

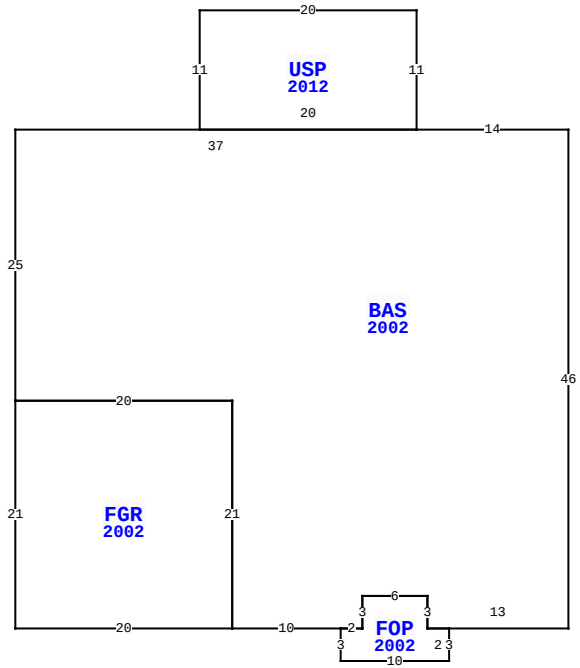
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,908	100	2002	1,908	202,631
FGR	420	55	2002	231	24,532
FOP	48	30	2002	14	1,487
USP	220	30	2012	66	7,010
TOTALS	2,596			2,219	235,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,219	121.7160	121.72	270,097	2002	2007	0	0	0	12.75	87.25

1 SINGLE FAM – 100% - 2003 Heated Area: 1908 HX Base Yr 2003



11645 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		235,660
TOTAL MARKET OB/XF VALUE		5,754
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		268,414
SOH/AGL Deduction		136,178
ASSESSED VALUE		132,236
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		76,514
TOTAL JUST VALUE		268,414
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005516	REPAIR/RRF	13,261	05/28/2019
B0210074	NEW CONSTR	118,517	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2760/587	8/07/2020	QC	U	I	11	100
GRANTOR: HALL DONNA						
GRANTEE: REV TRUST AGREEMENT						
1104/1416	12/31/2002	WD	Q	I		138,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HALL DONNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W14 USP=[YR=2012] N11 W20 S11 E20 $ W37 S25
FGR=[YR=2002] S21 E20 N21 W20 $ E20 S21 E10 FOP=[YR=2002]
S3 E10 N3 W2 N3 W6 S3 W2 $ E2 N3 E6 S3 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	0811	CONCRETE B	0	100	0	0	668.00	SF	5.20	5.20	100	2002	2002	3	80	2,779	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 5,754

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