



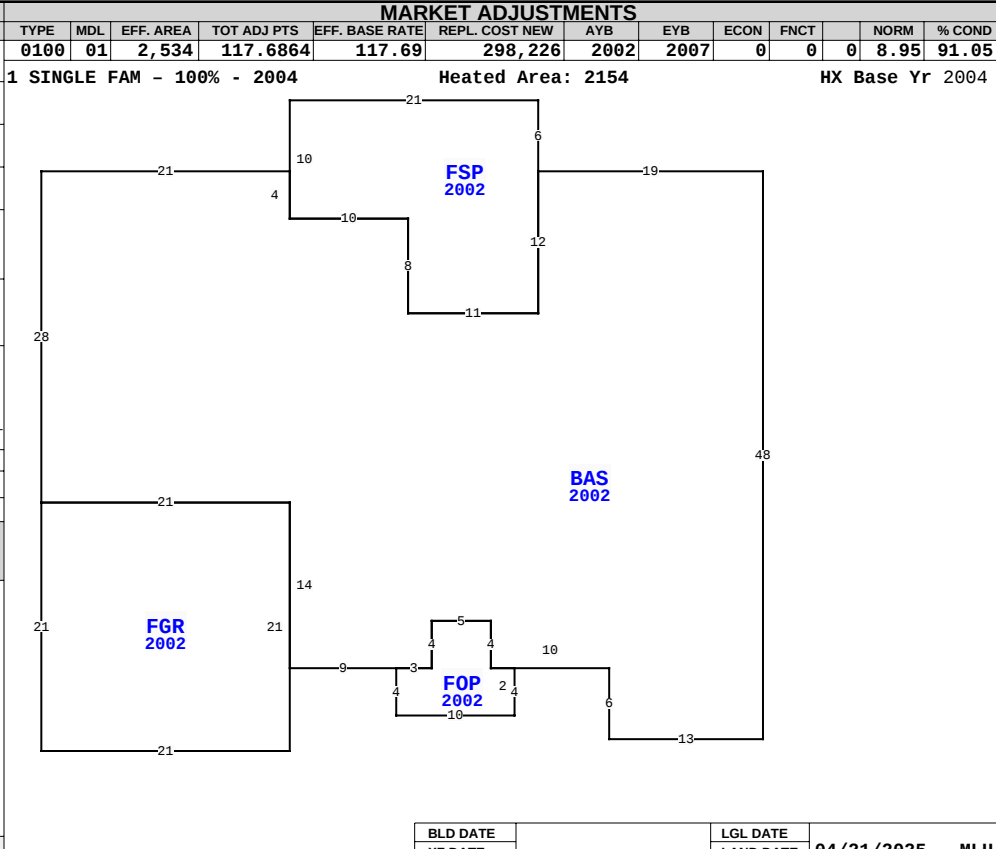
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	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	2,154	100	2002	2,154	230,815
FGR	441	55	2002	243	26,039
FOP	60	30	2002	18	1,928
FSP	298	40	2002	119	12,752
TOTALS	2,953			2,534	271,535

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	604.00	SF	5.20	5.20	
2	0350	CARPORT WD	0	100	36	26	936.00	SF	9.36	9.36	
3	1242	WD DECK A	0	100	0	0	185.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT	



11641 BUCKHEAD TR, BRYCEVILLE	BLD DATE		LGL DATE	04/21/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF											
11,288	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
27,000.00	27,000.00	27,000									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		271,535	
TOTAL MARKET OB/XF VALUE		11,288	
TOTAL LAND VALUE - MARKET		27,000	
TOTAL MARKET VALUE		309,823	
SOH/AGL Deduction		150,776	
ASSESSED VALUE		159,047	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		108,325	
TOTAL JUST VALUE		309,823	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		307,342	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005870	REPAIR/RRF	13,561	06/05/2019
8029969	NEW CONSTR	154,517	07/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2724/1136	7/10/2024	LE	U	I	11
GRANTOR: FRANKLIN WANDA L & MA					
GRANTEE: FRANKLIN KAITLIN MA					
1169/0321	9/08/2003	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: FRANKLIN WANDA L					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2002] W19 FSP=[YR=2002] N6 W21 S10 E10 S8 E11 N12 \$ S12 W11 N8 W10 N4 W21 S28 FGR=[YR=2002] S21 E21 N21 W21 \$ E21 S14 E9 FOP=[YR=2002] S4 E10 N4 W2 N4 W5 S4 W3 \$ E3 N4 E5 S4 E10 S6 E13 N48 \$.											