LOT 31
IN OR 1050/427
BUCKHEAD SUB PB 6/135-136

KIRKLAND SHEILA
11639 BUCKHEAD TRAIL
BRYCEVILLE, FL 32009

2025

01-1S-24-018B-0031-0000

BUILDING CHARACTERISTICS

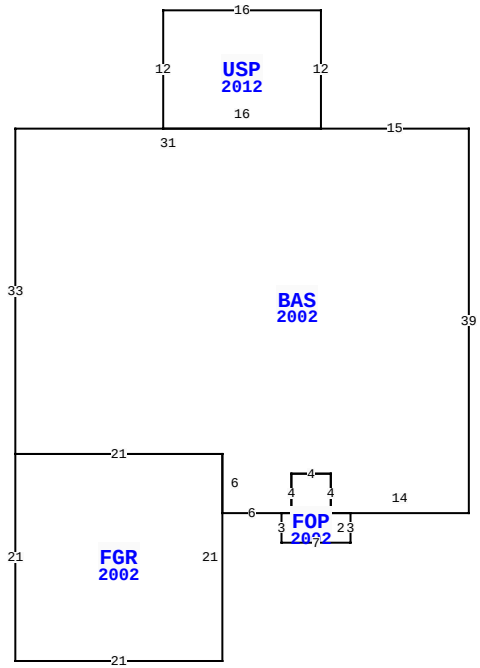
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,652	100	2002	1,652	180,708
FGR	441	55	2002	243	26,581
FOP	37	30	2002	11	1,204
USP	192	30	2012	58	6,344
TOTALS	2,322			1,964	214,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,964	120.1382	120.14	235,955	2002	2007	0	0	0	8.95	91.05

1 SINGLE FAM – 100% - 2003 Heated Area: 1652 HX Base Yr 2003



11639 BUCKHEAD TR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		214,837
TOTAL MARKET OB/XF VALUE		5,538
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		247,375
SOH/AGL Deduction		124,414
ASSESSED VALUE		122,961
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		72,239
TOTAL JUST VALUE		247,375
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005515	REPAIR/RRF	17,831	05/28/2019
B020193	XFOB	4,992	09/01/2002
B019106	NEW CONSTR	118,617	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1050/0427	4/17/2002	WD	Q	I		126,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: KIRKLAND SHEILA						
1020/1573	11/21/2001	WD	U	V	19	20,500
GRANTOR: BUCKHEAD LAND & TIMBE						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W15 USP=[YR=2012] N12 W16 S12 E16 $
W31S33FGR=[YR=2002] S21 E21 N21 W21 $ E21 S6 E6
FOP=[YR=2002] S3 E7 N3 W2 N4 W4 S4 W1 $ E1 N4 E4 S4 E14 N39
$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0811	CONCRETE B	0	100	0	0	616.00	SF	5.20	5.20	100	2002	2002	3	80	2,563	

LAND DESCRIPTION

TOTAL OB/XF 5,538

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