



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
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	1,852	100	2001	1,852	199,997
FEP	280	80	2008	224	24,190
FGR	380	55	2001	209	22,570
FOP	18	30	2001	5	540
PTO	140	5	2008	7	756
TOTALS	2,670			2,297	248,052

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	639.00	SF	5.20
3	0810	CONCRETE A	0	100	20	12	240.00	SF	6.50
4	1242	WD DECK A	0	100	0	0	585.00	SF	10.00

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,297	118.6731	118.67	272,585	2001	2006	0	0	0	91.00
1 SINGLE FAM - 100% - 2002											
Heated Area: 1852											
HX Base Yr 2002											
Diagram showing lot dimensions and area calculations: - Top width: 20 + 10 = 30 - Left side: 26 - Bottom width: 20 + 12 = 32 - Right side: 45 - Internal dimensions: - Top left: 20 - Top right: 10 - Left of FEP: 14 - Left of PTO: 14 - Bottom left: 20 - Bottom right: 10 - Bottom of FGR: 19 - Bottom of FOP: 3 - Bottom of BAS: 12 - Area labels: - FEP 2008 - PTO 2008 - BAS 2001 - FGR 2001 - FOP 2001											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
11499 BUCKHEAD TRL, BRYCEVILLE						04/21/2025 MLU					

L N	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	2001	2001	3	84	2,940	
2	0811	CONCRETE B	0	100	0	0	639.00	SF	5.20	5.20	100	2001	2001	3	79	2,625	
3	0810	CONCRETE A	0	100	20	12	240.00	SF	6.50	6.50	100	2012	2012	3	92	1,435	
4	1242	WD DECK A	0	100	0	0	585.00	SF	10.00	10.00	100	2017	2017	3	74	4,329	

TOTAL OB/XF										11,329							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY										PAGE 1 of 1							
VALUATION SUMMARY										6							
VALUATION BY										STANDARD							
Tax Group: 6										Tax Dist:							
BUILDING MARKET VALUE										248,052							
TOTAL MARKET OB/XF VALUE										11,329							
TOTAL LAND VALUE - MARKET										27,000							
TOTAL MARKET VALUE										286,381							
SOH/AGL Deduction										135,712							
ASSESSED VALUE										150,669							
TOTAL EXEMPTION VALUE										50,722							
BASE TAXABLE VALUE										99,947							
TOTAL JUST VALUE										286,381							
NCON VALUE										0							
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE										285,693							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000741	REPAIR/RRF	26,400	01/23/2019
B1530549	SWIM POOL	9,206	06/30/2015
M13716	2.5 TON AC UNIT	0	03/01/2008
B20855	SUNROOM	49,000	12/01/2007
M014892	H/AC	0	02/01/2001
P014507	NEW CONSTR	0	02/01/2001

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2737/176	8/01/2024	QC	U	I	11	100			
GRANTOR: BENZ NEIL & CHERYL A									
GRANTEE: BENZ NEIL & CHERYL									
1002/1513	8/13/2001	WD	Q	I		120,900			
GRANTOR: SEDA CONSTRUCTION CO									
GRANTEE: BENZ NEIL A & CHERY									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2001] W9 PTO=[YR=2008] N14 W10 FEP=[YR=2008] W20 S14 E20 N14\$ S14 E10\$ W41 S26 FGR=[YR=2001] S19 E20 N19 W20 \$ E20 S19 E12 FOP=[YR=2001] E6 N3 W6 S3 \$ N3 E6 S3 E12 N45 \$.									