LOT 36
BUCKHEAD SUB PB 6/135-136

WALTERS RAYMOND
11449 BUCKHEAD TRAIL
BRYCEVILLE, FL 32009

2025

01-1S-24-018B-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 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

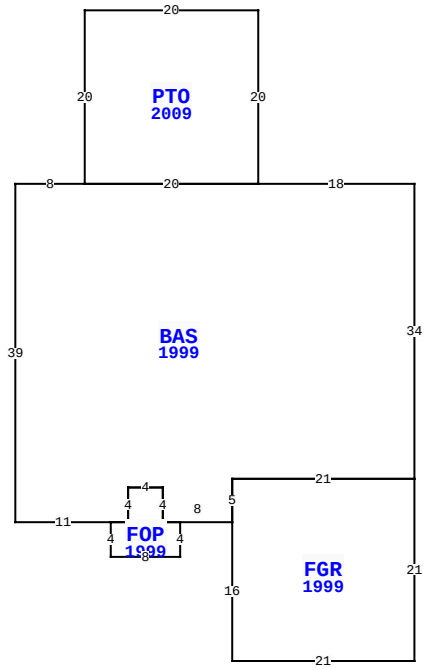
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,673	100	1999	1,673	189,964
FGR	441	55	1999	243	27,592
FOP	48	30	1999	14	1,590
PTO	400	5	2009	20	2,271
TOTALS	2,562			1,950	221,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,950	139.7480	139.75	272,512	1999	1999	0	0	0	18.75	81.25

1 SINGLE FAM – 100% - 2025 Heated Area: 1673 HX Base Yr 2025



11449 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		221,416
TOTAL MARKET OB/XF VALUE		5,300
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		253,716
SOH/AGL Deduction		0
ASSESSED VALUE		253,716
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		202,994
TOTAL JUST VALUE		253,716
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615506	REPAIR/RRF	11,000	11/01/2016
B996244	NEW CONSTR	95,632	01/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2733/941	8/12/2024	WD	Q	I	01	335,000
GRANTOR: ENNIS BRANDON L & DAN						
GRANTEE: WALTERS RAYMOND						
1488/1966	3/29/2007	WD	Q	I	05	175,000
GRANTOR: VYSTAR CREDIT UNION						
GRANTEE: ENNIS BRANDON LEE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] W18 W20 W8 S39 E11 E2 N4 E4 S4 E8 N5 E21 N34 $
FGR=[YR=1999;ORIG=-21,39] S16 E21 N21 W21 S5 $
PTO=[YR=2009;ORIG=-18,0] N20 W20 S20 E20 $
FOP=[YR=1999;ORIG=-35,39] S4 E8 N4 W2 N4 W4 S4 W2 $
.

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	1999	1999	3	81	2,835	
2	0811	CONCRETE B	0	100	0	0	632.00	SF	5.20	5.20	100	1999	1999	3	75	2,465	

LAND DESCRIPTION

TOTAL OB/XF 5,300

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 04/15/2025 BY WWA Total Acres: 0.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 07/30/2025 BY SYS