LOT 37
IN OR 2125/1769
BUCKHEAD SUB PB 6/135-136

NEVILLE JOSEPH J/NEVILLE AMANDA L
11433 BUCKHEAD TRL
BRYCEVILLE, FL 32009

2025

01-1S-24-018B-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

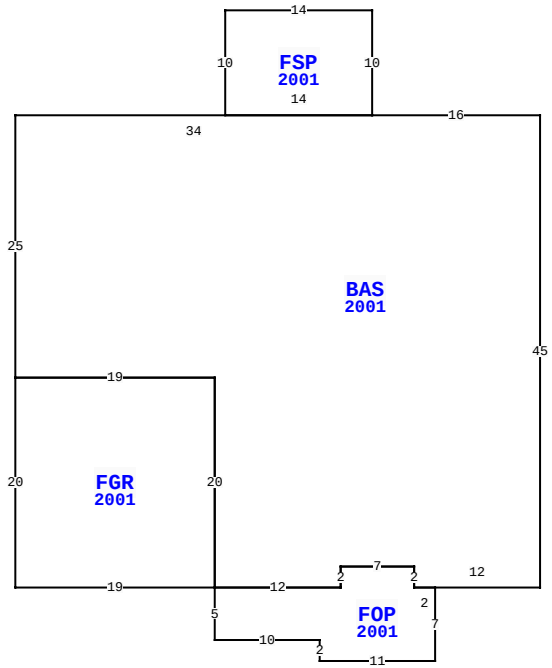
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,856	100	2001	1,856	203,166
FGR	380	55	2001	209	22,878
FOP	141	30	2001	42	4,597
FSP	140	40	2001	56	6,130
TOTALS	2,517			2,163	236,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,163	123.4065	123.41	266,936	2001	2001	0	0	0	11.30	88.70

1 SINGLE FAM – 100% - 2018 Heated Area: 1856 HX Base Yr 2018



11433 BUCKHEAD TRL, 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		236,772
TOTAL MARKET OB/XF VALUE		17,610
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		281,382
SOH/AGL Deduction		83,646
ASSESSED VALUE		197,736
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		147,014
TOTAL JUST VALUE		281,382
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15439	SWIM POOL	14,000	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2125/1769	5/25/2017	WD	Q	I	01	198,000
GRANTOR: PULIS CARL M &						
GRANTEE: NEVILLE JOSEPH J &						
2004/0467	8/11/2015	SW	U	I	18	115,000
GRANTOR: SECRETARY OF VETERAN						
GRANTEE: PULIS CARL M & RHON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W16 FSP=[YR=2001] N10 W14 S10 E14 $ W34 S25
FGR=[YR=2001] S20 E19 FOP=[YR=2001] S5 E10 S2 E11 N7 W2 N2
W7 S2 W12 $ N20 W19 $ E19 S20 E12 N2 E7 S2 E12 N45 $.

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	2001	2001	3	84	2,940	
2	0811	CONCRETE B	0	100	0	0	357.00	SF	5.20	5.20	100	2001	2001	3	79	1,467	
3	0855	CONC PAVER	0	100	0	0	288.00	SF	7.00	7.00	100	2005	2005	3	84	1,693	
4	0866	POOL FIBER	0	100	29	13	377.00	SF	72.00	72.00	100	2007	2007	3	27	7,329	
5	0510	GARAGE WD-	0	100	16	16	256.00	SF	19.60	19.60	100	2007	2007	3	44	2,208	
6	0810	CONCRETE A	0	100	0	0	345.00	SF	6.50	6.50	100	2008	2008	3	88	1,973	

LAND DESCRIPTION

TOTAL OB/XF 17,610

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 07/30/2025 BY SYS