LOT 41
BUCKHEAD SUB PB 6/135-136

**PENNINGTON CASEY A & KATELYN**
11017 FAWNWOOD COURT
BRYCEVILLE, FL 32009

**2025**

**01-1S-24-018B-0041-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 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 |

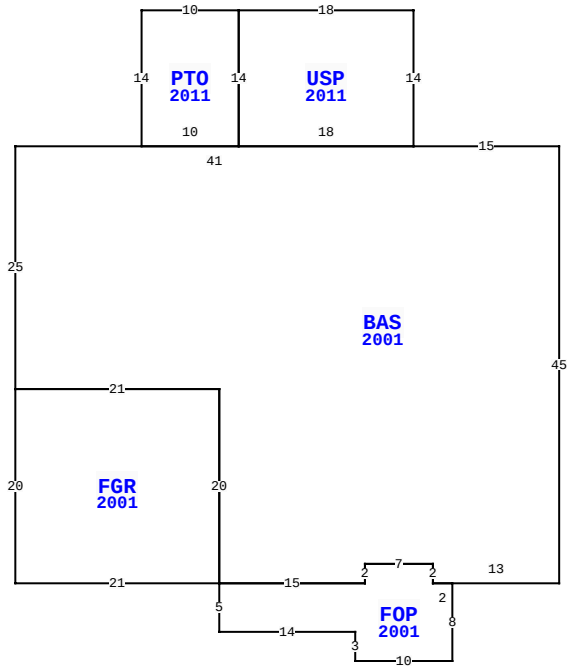
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8016.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,086 | 100 | 2001 | 2,086 | 237,816 |
| FGR | 420 | 55 | 2001 | 231 | 26,335 |
| FOP | 164 | 30 | 2001 | 49 | 5,586 |
| PTO | 140 | 5 | 2011 | 7 | 798 |
| USP | 252 | 30 | 2011 | 76 | 8,664 |
| TOTALS | 3,062 | | | 2,449 | 279,200 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,449 | 128.8161 | 128.82 | 315,480 | 2001 | 2001 | 0 | 0 | 0 | 11.50 | 88.50 |

1 SINGLE FAM – 100% - 2020 Heated Area: 2086 HX Base Yr 2020




11017 FAWNWOOD CT, 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 | | 279,200 |
| TOTAL MARKET OB/XF VALUE | | 7,165 |
| TOTAL LAND VALUE - MARKET | | 27,000 |
| TOTAL MARKET VALUE | | 313,365 |
| SOH/AGL Deduction | | 89,335 |
| ASSESSED VALUE | | 224,030 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 173,308 |
| TOTAL JUST VALUE | | 313,365 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 311,927 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0107934 | NEW CONSTR | 100,000 | 02/01/2001 |
| E017750 | NEW CONSTR | 4,000 | 02/01/2001 |
| P014551 | NEW CONSTR | 0 | 02/01/2001 |
| M0149414 | H/AC | 3,012,001 | 02/01/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2263/0517 | 3/15/2019 | WD | Q | I | 01 | 215,000 |
| GRANTOR: DEAN RICKEY N & BRAND | | | | | | |
| GRANTEE: PENNINGTON CASEY & | | | | | | |
| 1768/1534 | 12/09/2011 | WD | U | I | 12 | 137,000 |
| GRANTOR: LUMLEY JOHN T | | | | | | |
| GRANTEE: DEAN RICKEY N & BRA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W15 USP=[YR=2011] N14 W18 PTO=[YR=2011] W10 S14 E10 N14$ S14 E18 $ W41 S25 FGR=[YR=2001] S20E21 FOP=[YR=2001] S5 E14 S3E10 N8 W2 N2 W7 S2 W15 $ N20 W21 $ E21 S20 E15 N2 E7 S2 E13 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,337.00 | SF | 4.00 | 4.00 | 100 | 2001 | 2001 | 3 | 79 | 4,225 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,165

| 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