LOT 43
BUCKHEAD SUB PB 6/135-136

SMITH JOHN ELLIS & CINDY ANJANETTE
11009 FAWNWOOD COURT
BRYCEVILLE, FL 32009

2025

01-1S-24-018B-0043-0000

BUILDING CHARACTERISTICS

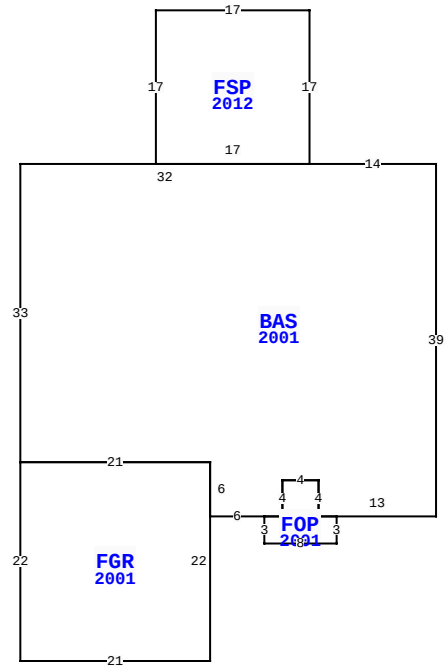
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2001	1,652	169,785
FGR	462	55	2001	254	26,105
FOP	40	30	2001	12	1,233
FSP	289	40	2012	116	11,922
TOTALS	2,443			2,034	209,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,034	124.1954	124.20	252,623	2001	2001	0	0	0	17.25	82.75

1 SINGLE FAM – 100% - 2024 Heated Area: 1652 HX Base Yr 2024



11009 FAWNWOOD CT, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		209,046
TOTAL MARKET OB/XF VALUE		7,367
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		243,413
SOH/AGL Deduction		0
ASSESSED VALUE		243,413
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		192,691
TOTAL JUST VALUE		243,413
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108142	NEW CONSTR	100,000	04/01/2001
P0146312	NEW CONSTR	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2797/1693	6/25/2025	WD	Q	I	01	339,000
GRANTOR: TROMBLY THOMAS						
GRANTEE: SMITH JOHN ELLIS &						
2632/1803	3/28/2023	WD	Q	I	01	330,000
GRANTOR: CONGER KENNETH R &						
GRANTEE: TROMBLY THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W14 FSP=[YR=2012] N17 W17 S17 E17 $ W32 S33
FGR=[YR=2001] S22 E21 N22 W21 $ E21 S6 E6 FOP=[YR=2001] S3
E8 N3 W2 N4 W4 S4 W2 $ E2 N4 E4 S4 E13 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	0811	CONCRETE B	0	100	0	0	667.00	SF	5.20	5.20	100	2001	2001	3	79	2,740	
2	0350	CARPORT WD	0	100	16	12	192.00	SF	13.00	13.00	100	2011	2011	3	45	1,123	
3	0830	FLAGSTONE	0	100	0	0	314.00	SF	12.00	12.00	100	2013	2013	3	93	3,504	

LAND DESCRIPTION

TOTAL OB/XF 7,367

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 03/08/2024 BY WWA Total Acres: 0.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 07/30/2025 BY SYS