LOT 44
IN OR 1718/964
BUCKHEAD SUB PB 6/135-136

JASINSKI DANIAL S & SUSAN A
11005 FAWNWOOD COURT
BRYCEVILLE, FL 32009

2025

01-1S-24-018B-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

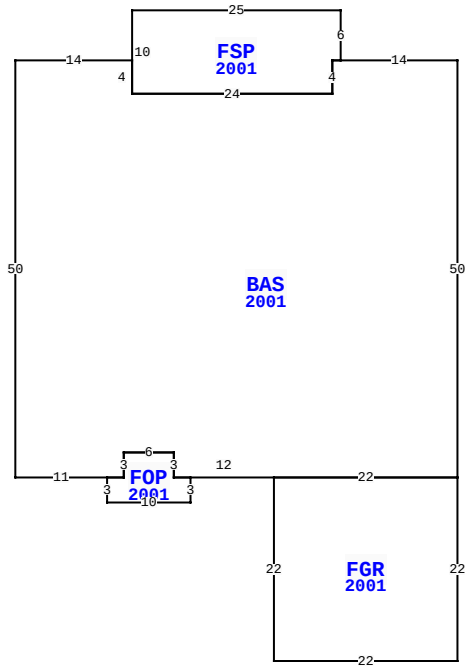
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,536	100	2001	2,536	278,395
FGR	484	55	2001	266	29,201
FOP	48	30	2001	14	1,537
FSP	246	40	2001	98	10,758
TOTALS	3,314			2,914	319,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,914	126.9094	126.91	369,816	2001	2006	0	0	0	13.50	86.50

1 SINGLE FAM – 100% - 2002 Heated Area: 2536 HX Base Yr 2002



11005 FAWNWOOD CT, 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		319,891
TOTAL MARKET OB/XF VALUE		27,851
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		374,742
SOH/AGL Deduction		175,657
ASSESSED VALUE		199,085
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		148,363
TOTAL JUST VALUE		374,742
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615527	REPAIR/RRF	5,000	11/01/2016
B19784	ADDITION	11,230	04/01/2007
B0108348	NEW CONSTR	113,977	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1718/0964	12/29/2010	QC	U	I	11	100
GRANTOR: JASINSKI DANIEL S & S						
GRANTEE: JASINSKI DANIAL S &						
1013/1936	10/17/2001	WD	Q	I		187,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: JASINSKI DANIEL S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W14 FSP=[YR=2001] N6 W25 S10 E24 N4 E1 $ W1 S4 W24 N4 W14 S50 E11 FOP=[YR=2001] S3 E10 N3 W2 N3 W6 S3 W2 $ E2 N3 E6 S3 E12 FGR=[YR=2001] S22 E22 N22 W22 $ E22 N50 $
.

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	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50	19.50	100	2001	2001	3	20	780	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
3	0812	CONCRETE C	0	100	0	0	1,434.00	SF	4.00	4.00	100	2001	2001	3	79	4,531	
4	0861	POOL GUNIT	0	100	0	0	299.00	SF	85.00	85.00	100	2002	2002	3	27	6,862	
5	0845	KOOL DECK	0	100	0	0	567.00	SF	7.25	7.25	100	2002	2002	3	80	3,289	
6	0681	POLE SHED	0	100	20	18	360.00	SF	15.00	15.00	100	2005	2005	3	36	1,944	
7	0911	SCRN RM A	0	100	36	29	1,044.00	SF	17.50	17.50	100	2007	2007	3	27	4,933	
8	0858	SCULP CONC	0	100	0	0	204.00	SF	13.00	13.00	100	2010	2010	3	97	2,572	

LAND DESCRIPTION

TOTAL OB/XF 27,851

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