LOT 45
BUCKHEAD SUB PB 6/135-136

MOORE CHRISTOPHER
PO BOX 1063
YULEE, FL 32041

2025

01-1S-24-018B-0045-0000

BUILDING CHARACTERISTICS

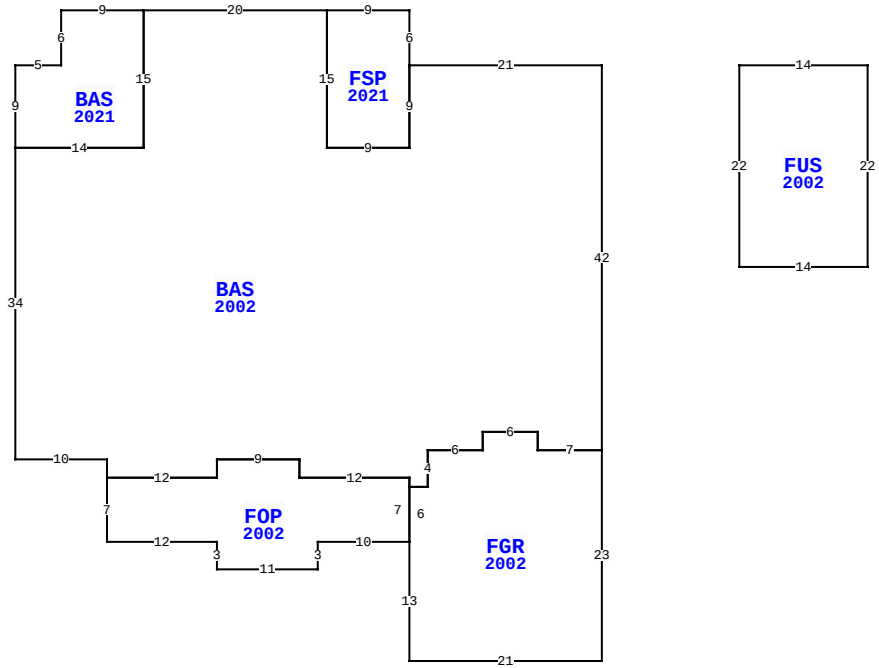
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,688	100	2002	2,688	245,946
BAS	180	100	2021	180	16,470
FGR	487	55	2002	268	24,522
FOP	282	30	2002	85	7,778
FSP	135	40	2021	54	4,941
FUS	308	100	2002	308	28,182
TOTALS	4,080			3,583	327,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0100	01	3,583	115.8165	115.82	414,983	2002	2002	0	0	10	11.00	79.00

1 SINGLE FAM – 100% - 2024 Heated Area: 3176 HX Base Yr 2024



11335 BUCKHEAD TR, 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		327,837
TOTAL MARKET OB/XF VALUE		9,542
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		364,379
SOH/AGL Deduction		0
ASSESSED VALUE		364,379
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		313,657
TOTAL JUST VALUE		364,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014554	SHINGLES	25,200	10/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2764/1316	1/31/2025	WD	Q	I	01	450,000
GRANTOR: HOHNE JAMES R & ANNEM						
GRANTEE: MOORE CHRISTOPHER						
2508/0030	10/21/2021	WD	Q	I	01	375,000
GRANTOR: PETTIBONE EARL K & VA						
GRANTEE: HOHNE JAMES R & ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W21 FSP=[YR=2021] N6 W9 S15 E9 N9 $ S9 W9 N15 W20 BAS=[YR=2021] W9 S6 W5 S9 E14 N15 $S15 W14 S34 E10 S2 FOP=[YR=2002] S7E12 S3 E11 N3 E10 FGR=[YR=2002] S13E21 N23 W7 N2 W6 S2 W6 S4 W2 S6 $ N7 W12 N2 W9 S2 W12 $ E12N2 E9 S2 E12 S1 E2 N4 E6 N2 E6S2 E7 N42 $ PTR= E15 FUS=[YR=2002] E14 S22 W14 N22 $ W15 $.

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	2002	2002	3	85	2,975	
2	0811	CONCRETE B	0	100	0	0	727.00	SF	5.20	5.20	100	2002	2002	3	80	3,024	
3	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00	100	2004	2004	3	61	2,811	
4	0470	VNYL GATE	0	100	0	0	4.00	UT	300.00	300.00	100	2004	2004	3	61	732	

LAND DESCRIPTION

TOTAL OB/XF 9,542

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