

LOT 46
IN OR 1785/1317
BUCKHEAD SUB PB 6/135-136

REDDISH MARODEAN E
11331 BUCKHEAD TRAIL
BRYCEVILLE, FL 32009

2025

01-1S-24-018B-0046-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	2,346	100	2006	2,346	264,018
FOP	96	30	2006	29	3,263
FSP	264	40	2006	106	11,929
SFB	462	80	2006	370	41,640

TOTALS	3,168			2,851	320,851
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0861	POOL GUNIT	0	100	28	13	364.00	SF	85.00
3	0845	KOOL DECK	0	100	0	0	836.00	SF	7.25
4	0911	SCRN RM A	0	100	39	24	936.00	SF	17.50
5	0855	CONC PAVER	0	100	0	0	982.00	SF	10.00
6	0811	CONCRETE B	0	100	0	0	664.00	SF	5.20
7	0476	VF 6 SBPL	0	100	0	0	312.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,851	123.6664	123.67	352,583	2006	2006	0	0	9.00	91.00
1 SINGLE FAM - 100% - 2012 Heated Area: 2716 HX Base Yr 2012											

11331 BUCKHEAD TR, BRYCEVILLE	BLD DATE	LGL DATE	04/21/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0861	POOL GUNIT	0	100	28	13	364.00	SF	85.00	85.00	100	2006	2006	3	40	12,376	
3	0845	KOOL DECK	0	100	0	0	836.00	SF	7.25	7.25	100	2006	2006	3	86	5,212	
4	0911	SCRN RM A	0	100	39	24	936.00	SF	17.50	17.50	100	2006	2006	3	24	3,931	
5	0855	CONC PAVER	0	100	0	0	982.00	SF	10.00	10.00	100	2006	2006	3	86	8,445	
6	0811	CONCRETE B	0	100	0	0	664.00	SF	5.20	5.20	100	2006	2006	3	86	2,969	
7	0476	VF 6 SBPL	0	100	0	0	312.00	LF	32.00	32.00	100	2011	2011	3	78	7,788	

TOTAL OB/XF										42,501							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

Market:	0	Agricultural:	0	Common:	27,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		TOTAL LAND VALUE - MARKET	
TOTAL MARKET VALUE		SOH/AGL Deduction		ASSESSED VALUE	
TOTAL EXEMPTION VALUE		HX HB WX		BASE TAXABLE VALUE	
TOTAL JUST VALUE		NCON VALUE		INCOME VALUE	
PREVIOUS YEAR MKT VALUE					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17687	CO ISSUED	0	12/23/2010
B18258	SCRN RM	7,088	10/31/2006
B0618021	SWIM POOL	36,000	06/01/2006
B17687	NEW CONSTR	167,533	05/01/2006
E17284	ELEC OTHER	2,700	05/01/2006
E17338	ELEC OTHER	2,000	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1785/1317	3/23/2012	WD U	I	I	30	100
GRANTOR: REDDISH MARODEAN E						
GRANTEE: REDDISH CHARLES D &						
1745/0956	6/21/2011	WD Q	I	I	02	210,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: REDDISH MARODEAN						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W15 FSP=[YR=2006] N7 W24 S11 E24 N4\$ S4 W24 N4 W16 S39 SFB=[YR=2006] S22 E21 N22 W21\$ E21 S11 E11 FOP=[YR=2006] S5 E11 N8 W2 N2 W7 S5 W2\$ E2 N5 E7 S2 E14 N47\$.									