

LOT 44
IN OR 2051/698
BUCKHEAD II PUD PHASES 1 & 2

WADDELL JEFFREY B & STEPHANIE
20152 DEER RUN TRAIL
BRYCEVILLE, FL 32009

2025

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	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	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	1,912	100	2013	1,912	224,407
FGR	440	55	2013	242	28,403
FOP	50	30	2013	15	1,760
FOP	128	30	2013	38	4,460
TOTALS	2,530			2,207	259,030

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	663.00	SF	5.20	5.20	
2	0811	CONCRETE B	0	100	26	16	416.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	100	18	8	144.00	SF	6.50	6.50	
4	0462	ST/AL FNC	0	100	124	4	496.00	SF	10.00	10.00	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	
6	0350	CARPORT WD	0	100	30	20	600.00	SF	13.00	13.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,207	123.7446	123.74	273,094	2013	2013	0	0	5.15	94.85
1 SINGLE FAM - 100% - 2017 Heated Area: 1912 HX Base Yr 2017											
20152 DEER RUN TRL, BRYCEVILLE											

TOTAL OB/XF											
16,058											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			259,030
TOTAL MARKET OB/XF VALUE			16,058
TOTAL LAND VALUE - MARKET			27,000
TOTAL MARKET VALUE			302,088
SOH/AGL Deduction			123,397
ASSESSED VALUE			178,691
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			127,969
TOTAL JUST VALUE			302,088
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			301,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26875	CO ISSUED	0	07/22/2013
P16416	NEW CONSTR	0	06/04/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2051/0698	6/07/2016	WD Q	I	01	
GRANTOR: SMITH DONALD E JR					
GRANTEE: WADDELL JEFFREY B &					
1894/0999	12/02/2013	WD Q	I	01	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: SMITH DONALD E JR					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2013] W18 FOP=[YR=2013] N8 W16 S8 E16\$ W32 S45 E12 FOP=[YR=2013] S4 E8 N4 W1 N3 W6 S3 W1\$ E1 N3 E6 S3 E11 FGR=[YR=2013] S6 E20 N22 W20 S16 \$ N16 E20 N29\$.											