LOT 45
IN OR 1507/1332
BUCKHEAD II PUD PHASES 1 & 2

FLAGGE KIMBERLY A
20170 DEER RUN TRAIL
BRYCEVILLE, FL 32009

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

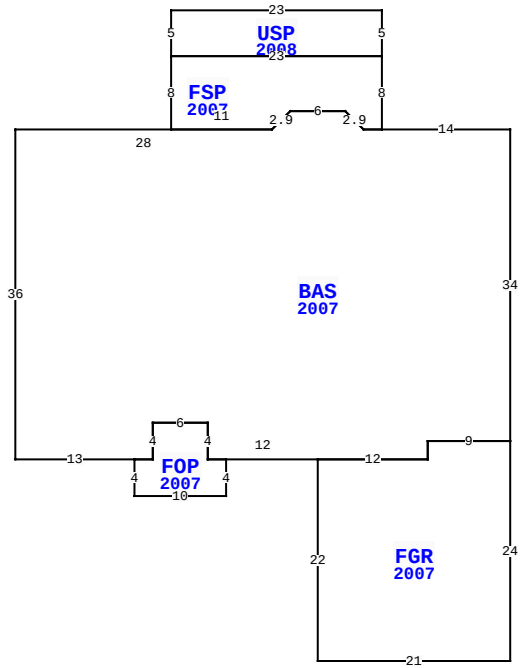
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,918	100	2007	1,918	216,541
FGR	480	55	2007	264	29,805
FOP	64	30	2007	19	2,145
FSP	168	40	2007	67	7,564
USP	115	30	2008	34	3,839
TOTALS	2,745			2,302	259,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,302	123.9700	123.97	285,379	2007	2007	0	0	0	8.93	91.07

1 SINGLE FAM – 100% - 2008 Heated Area: 1918 HX Base Yr 2008



20170 DEER RUN TRL, 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		259,895
TOTAL MARKET OB/XF VALUE		6,665
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		293,560
SOH/AGL Deduction		143,424
ASSESSED VALUE		150,136
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,414
TOTAL JUST VALUE		293,560
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21878	XFOB	5,100	09/01/2008
E18973	ELEC OTHER	2,000	03/01/2007
M12810	MECH OTHER	0	03/01/2007
C19492	CO ISSUED	0	02/01/2007
R10121	REPAIR/RRF	2,800	02/01/2007
B19492	NEW CONSTR	173,580	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/1332	6/25/2007	WD	Q	I		265,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FLAGGE KIMBERLY A						
1467/0147	12/21/2006	WD	U	V	19	34,500
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14 FSP=[YR=2007] N8 USP=[YR=2008] N5 W23 S5 E23$ W23 S8 E11 R2 U2 E6 D2 R2 E2$ W2 L2 U2 W6 D2 L2 W28 S36 E13 FOP=[YR=2007] S4 E10 N4 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E12 FGR=[YR=2007] S22 E21 N24 W9 S2 W12$ E12 N2 E9 N34$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	1,800	
2	0812	CONCRETE C	0	100	0	0	1,398.00	SF	4.00	4.00	100	2007	2007	3	87	4,865	

LAND DESCRIPTION

TOTAL OB/XF 6,665

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	000134	C	RES POND	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