LOT 47
IN OR 1549/824
BUCKHEAD II PUD PHASES 1 & 2

BORDERS LINDA L
20204 DEER RUN TRAIL
BRYCEVILLE, FL 32009

2025

01-1S-24-018C-0047-0000

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	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

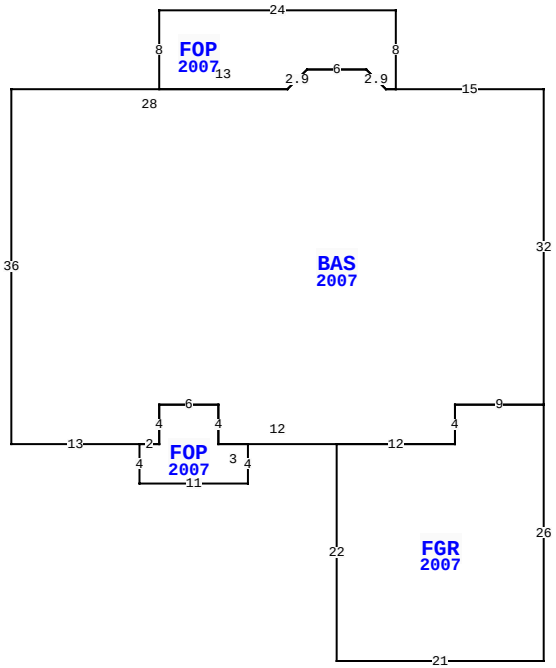
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,900	100	2007	1,900	205,511
FGR	498	55	2007	274	29,637
FOP	68	30	2007	20	2,163
FOP	176	30	2007	53	5,732
TOTALS	2,642			2,247	243,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,247	123.9700	123.97	278,561	2007	2007	0	0	0	12.75	87.25

1 SINGLE FAM – 100% - 2009 Heated Area: 1900 HX Base Yr 2009



20204 DEER RUN TRL, BRYCEVILLE

BLD DATE	05/01/2008	JH	LGL DATE	
XF DATE	12/19/2007	JH	LAND DATE	04/21/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		243,044
TOTAL MARKET OB/XF VALUE		6,439
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		276,483
SOH/AGL Deduction		133,949
ASSESSED VALUE		142,534
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		86,812
TOTAL JUST VALUE		276,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20125	ELEC OTHER	2,000	10/01/2007
M13367	MECH OTHER	0	10/01/2007
P12753	OTHER	0	10/01/2007
C20544	CO ISSUED	0	09/01/2007
B20544	NEW CONSTR	173,580	09/01/2007
R10719	REPAIR/RRF	2,800	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/0824	2/04/2008	WD	Q	I		234,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BORDERS DENNIS E &						
1520/0887	8/21/2007	WD	U	V	19	34,500
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W15FOP=[YR=2007] N8W24S8E13 U2 R2 E6 R2 D2 E1$W1 U2 L2 W6 D2 L2 W28S36E13FOP=[YR=2007] S4E11N4W3 N4W6S4W2$E2N4E6S4E12FGR=[YR=2007] S22E21N26W9S4W12$E12N4E9N32$.

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	1,333.00	SF	4.00	4.00	100	2007	2007	3	87	4,639	

LAND DESCRIPTION

TOTAL OB/XF 6,439

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