



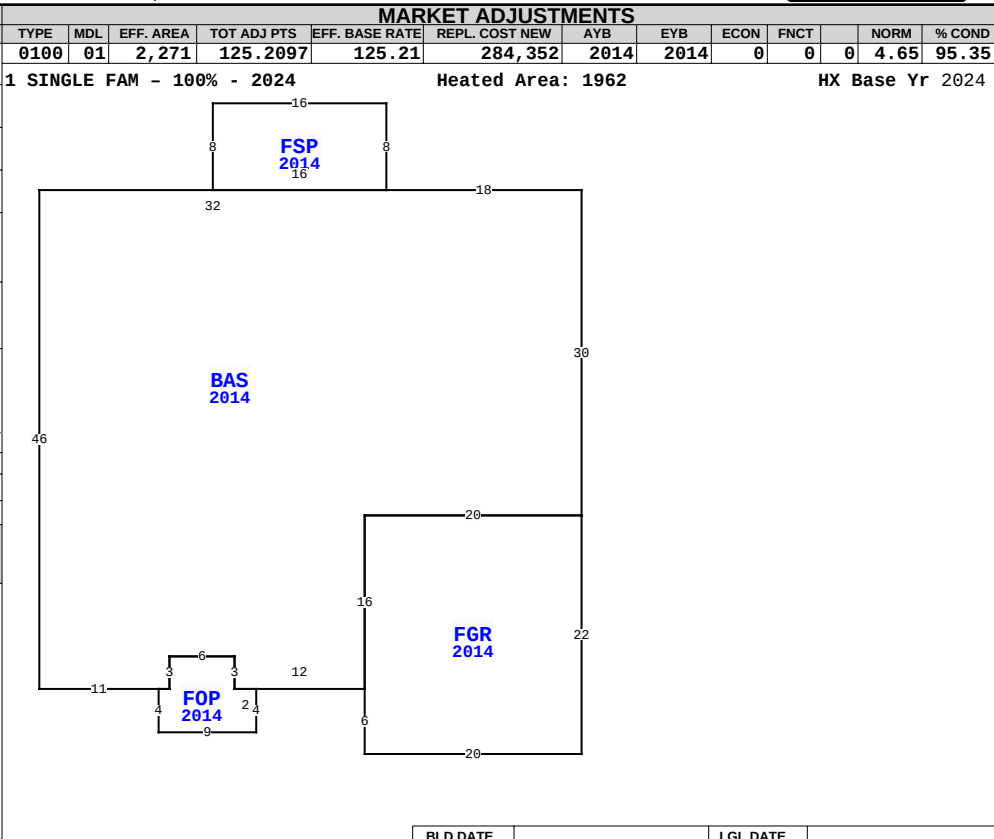
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	1,962	100	2014	1,962	234,239
FGR	440	55	2014	242	28,892
FOP	54	30	2014	16	1,910
FSP	128	40	2014	51	6,089
TOTALS	2,584			2,271	271,130

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	0	650.00	SF	5.20	5.20
2	0866	POOL FIBER	0	100	0	0	420.00	SF	72.00	72.00
3	0855	CONC PAVER	0	100	0	0	1,180.00	SF	10.00	10.00
4	0911	SCRN RM A	0	100	0	0	1,600.00	SF	17.50	17.50

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



20222 DEER RUN TRL, BRYCEVILLE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	04/21/2025
	INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		312,666	
TOTAL MARKET OB/XF VALUE		73,217	
TOTAL LAND VALUE - MARKET		27,000	
TOTAL MARKET VALUE		412,883	
SOH/AGL Deduction		19,439	
ASSESSED VALUE		393,444	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		342,722	
TOTAL JUST VALUE		412,883	
NCON VALUE		71,592	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		312,781	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230016014		25,000	12/14/2023
SP230015840	IN GROUND FIBERGL	78,000	12/12/2023
230011813	GARAGE	20,000	09/15/2023
B1428448	CO ISSUED	0	07/18/2014
B1428448	NEW CONSTR	236,560	03/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2656/1157	7/21/2023	WD	Q	I	01
GRANTOR: THIGPEN ROGER M & KAR					
GRANTEE: WAGNER SHARON & CRA					
1988/0875	6/19/2015	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: THIGPEN ROGER M & K					

BUILDING NOTES										
BUILDING DIMENSIONS										
BAS=[YR=2014;ORIG=0,0] W18 W32 S46 E11 E1 N3 E6 S3 E12 N16 E20 N30 \$										
FGR=[YR=2014;ORIG=-20,46] S6 E20 N22 W20 S16 \$										
FSP=[YR=2014;ORIG=-18,0] N8 W16 S8 E16 \$										
FOP=[YR=2014;ORIG=-39,46] S4 E9 N4 W2 N3 W6 S3 W1 \$										

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

WAGNER SHARON & CRAIG HOWARD
20222 DEER RUN TRL
BRYCEVILLE, FL 32009

2025

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