

CLARK ANDREW R & KATHRYN B
20297 DEER RUN TRAIL
BRYCEVILLE, FL 32009

01-1S-24-018C-0053-0000



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

10

ABOVE AVG 100

Roof Structure

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floor

13

LVT/LAMNT 70

Interior Floor

14

CARPET 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

1,862

100

2020

1,862

226,123

FGR

378

55

2020

208

25,259

FOP

104

30

2020

31

3,765

FOP

170

30

2020

51

6,194

TOTALS

2,514

2,152

261,340

EXTRA FEATURES

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

0811

CONCRETE B

0 100

0

0

768.00

SF

5.20

5.20

100

2020

2020

3

98

3,914

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

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

REVIEW DATE

06/30/2025

BY

WW

Total Acres:

0.00

Total Land Value:

27,000

Market:

0

Agricultural:

0

Common:

27,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,152

123.2938

123.29

265,320

2020

2020

0

0

0

1.50

98.50

1 SINGLE FAM - 100% - 2021

Heated Area: 1862

HX Base Yr 2021

17

10

10

12

45

27

38

21

18

18

21

12

5

2

12

4

10

2

6

9

2

FOP

2020

BAS

2020

FGR

2020

FOP

2020

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/21/2025

MLU

20297 DEER RUN TRL, BRYCEVILLE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

261,340

TOTAL MARKET OB/XF VALUE

3,914

TOTAL LAND VALUE - MARKET

27,000

TOTAL MARKET VALUE

292,254

SOH/AGL Deduction

69,145

ASSESSED VALUE

223,109

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

172,387

TOTAL JUST VALUE

292,254

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

290,911

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / U

V / I

RSN CD

SALE PRICE

2336/1385

1/30/2020

WD Q

I

01

228,500

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: CLARK ANDREW R & KA

1606/0894

2/20/2009

WD U

V

30

170,000

GRANTOR: CALICO DEVELOPMENT CO

GRANTEE: SEDA CONSTRUCTION C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W12 FOP=[YR=2020] N10 W17 S10 E17\$ W38 S27
FGR=[YR=2020] S18 E21 FOP=[YR=2020] S4 E10 S2 E9 N6 W2 N2 W5
S2 W12\$ N18 W21\$ E21 S18 E12 N2 E5 S2 E12 N45\$.