LOT 54
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

STARLING CHAD R & ANNELISA M
20281 DEER RUN TRAIL
BRYCEVILLE, FL 32009

2025

01-1S-24-018C-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 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

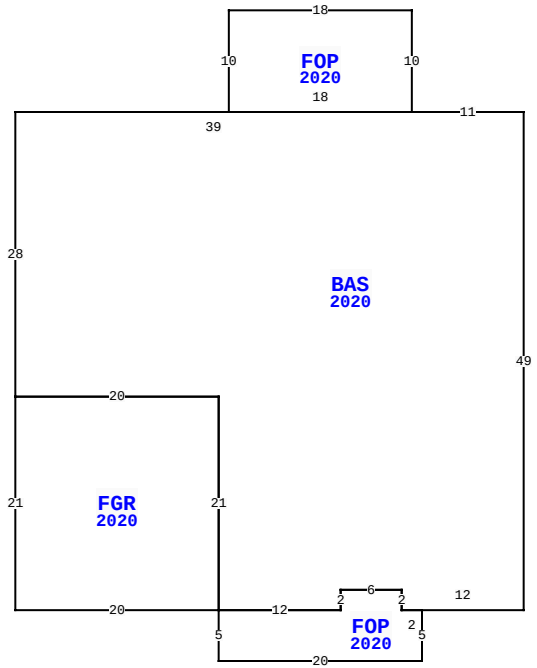
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,018	100	2020	2,018	257,173
FGR	420	55	2020	231	29,439
FOP	112	30	2020	34	4,333
FOP	180	30	2020	54	6,882
TOTALS	2,730			2,337	297,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,337	129.3796	129.38	302,361	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2018 HX Base Yr 2021



20281 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		297,826
TOTAL MARKET OB/XF VALUE		4,082
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		328,908
SOH/AGL Deduction		111,787
ASSESSED VALUE		217,121
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		166,399
TOTAL JUST VALUE		328,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010309	CO ISSUED	0	10/27/2020
20005598	NEW CONSTR	274,255	06/26/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2409/0180	11/13/2020	WD	Q	I	01	245,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: STARLING CHAD R & A						
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] W11 FOP=[YR=2020] N10 W18 S10 E18$ W39 S28
FGR=[YR=2020] S21 E20 FOP=[YR=2020] S5 E20 N5 W2 N2 W6 S2
W12$ N21 W20$ E20 S21 E12 N2 E6 S2 E12 N49$.

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	0811	CONCRETE B	0	100	0	0	801.00	SF	5.20	5.20	100	2020	2020	3	98	4,082	

LAND DESCRIPTION

TOTAL OB/XF 4,082

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	27,000.00	27,000.00	27,000							

REVIEW DATE 02/18/2021 BY TW Total Acres: 0.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 07/30/2025 BY SYS