LOT 67
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

NELSON BOBBY G & REDONNA R
20153 DEER RUN TRL
BRYCEVILLE, FL 32009

2025

01-1S-24-018C-0067-0000

BUILDING CHARACTERISTICS

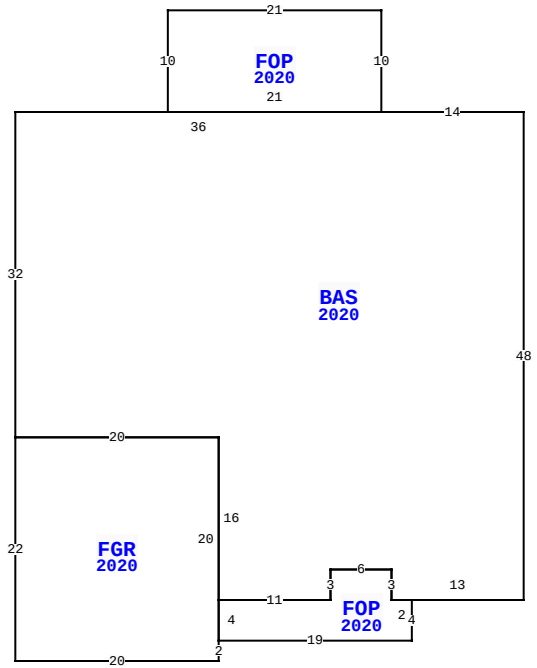
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,062	100	2020	2,062	259,571
FGR	440	55	2020	242	30,464
FOP	94	30	2020	28	3,524
FOP	210	30	2020	63	7,930
TOTALS	2,806			2,395	301,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,395	127.8018	127.80	306,081	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2062 HX Base Yr 2021



20153 DEER RUN TRL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		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		301,490
TOTAL MARKET OB/XF VALUE		3,144
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		331,634
SOH/AGL Deduction		139,967
ASSESSED VALUE		191,667
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		140,945
TOTAL JUST VALUE		331,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008905	CO ISSUED	0	09/25/2020
20002250	NEW CONSTR	281,282	03/25/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2398/0214	10/01/2020	WD	Q	I	01	249,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: NELSON BOBBY G & RE						
2362/0518	5/12/2020	WD	U	V	30	30,000
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FOP=[YR=2020] N10 W21 S10 E21$ W36 S32
FGR=[YR=2020] S22 E20 N2 FOP=[YR=2020] E19 N4 W2 N3 W6 S3 W11 S4$ N20 W20$ E20 S16 E11 N3 E6 S3 E13 N48$.

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	617.00	SF	5.20	5.20	100	2020	2020	3	98	3,144	

LAND DESCRIPTION

TOTAL OB/XF 3,144

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