LOT 68
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

DAVIS FREDDIE J SR
20185 DEER RUN TRAIL
BRYCEVILLE, FL 32009

2025

01-1S-24-018C-0068-0000

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

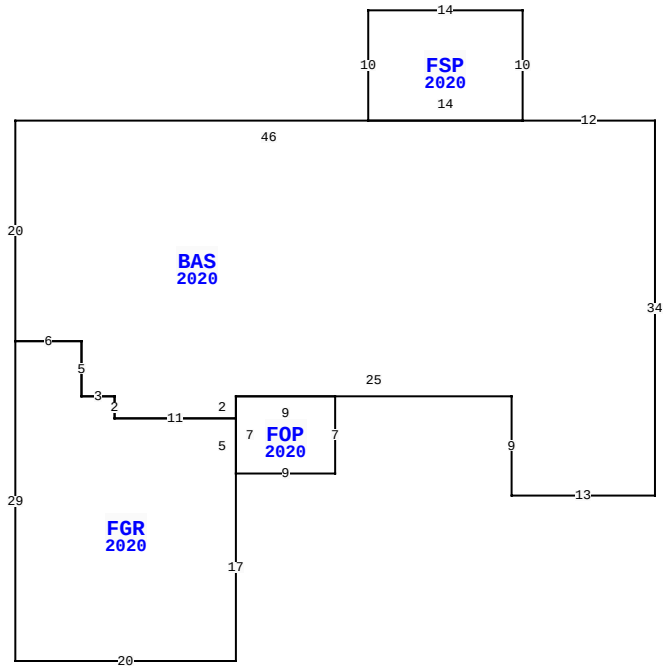
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,559	100	2020	1,559	203,868
FGR	488	55	2020	268	35,046
FOP	63	30	2020	19	2,484
FSP	140	40	2020	56	7,323
TOTALS	2,250			1,902	248,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,902	132.7606	132.76	252,510	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1559 HX Base Yr 2021



20185 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		248,722
TOTAL MARKET OB/XF VALUE		3,287
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		279,009
SOH/AGL Deduction		102,545
ASSESSED VALUE		176,464
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		125,742
TOTAL JUST VALUE		279,009
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008699	CO ISSUED	0	09/21/2020
20001293	NEW CONSTR	219,738	02/12/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2411/0730	11/20/2020	WD	Q	I	02	240,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DAVIS FREDDIE J SR						
2346/0643	3/03/2020	WD	U	V	30	39,500
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

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	645.00	SF	5.20	5.20	100	2020	2020	3	98	3,287	

BUILDING DIMENSIONS

BAS=[YR=2020] W12 FSP=[YR=2020] N10 W14 S10 E14$ W46 S20
FGR=[YR=2020] S29 E20 N17 FOP=[YR=2020] E9 N7 W9 S7$ N5 W11
N2 W3 N5 W6$ E6 S5 E3 S2 E11 N2 E25 S9 E13 N34$.

LAND DESCRIPTION

TOTAL OB/XF 3,287

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