PT SW1/4 OF SW1/4 OF
SEC 2-1S-24E & PT SE1/4 OF
SE1/4 OF SEC 3-1S-24E

LEE JESSICA PAULINE/THOMPSON CODY A
11385 GOLDEN EAGLE PLACE
BRYCEVILLE, FL 32009

2025

02-1S-24-0000-0002-0050

BUILDING CHARACTERISTICS

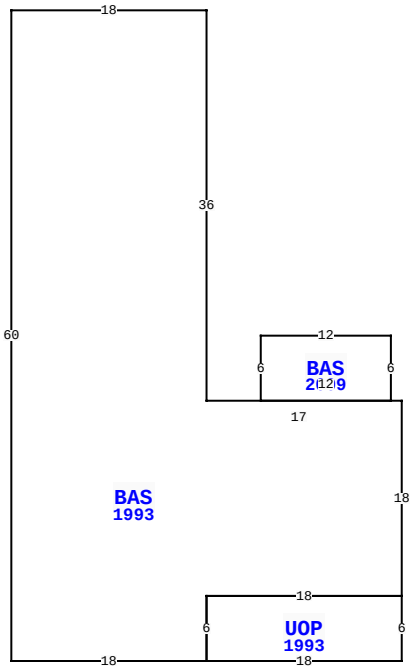
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1993	1,404	127,038
BAS	72	100	2009	72	6,514
UOP	108	20	1993	22	1,990
TOTALS	1,584			1,498	135,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,498	110.5170	110.52	165,559	1956	1995	0	0	0	18.13	81.87

1 SINGLE FAM – 100% - 2020 Heated Area: 1476 HX Base Yr 2020



11385 GOLDEN EAGLE PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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		135,543
TOTAL MARKET OB/XF VALUE		10,936
TOTAL LAND VALUE - MARKET		148,590
TOTAL MARKET VALUE		295,069
SOH/AGL Deduction		122,430
ASSESSED VALUE		172,639
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		121,917
TOTAL JUST VALUE		295,069
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2261/1850	3/08/2019	WD	Q	I	01	191,000
GRANTOR: GANDY JAMES N JR & NA						
GRANTEE: LEE JESSICA PAULINE						
1513/1049	5/10/2007	WD	Q	I		180,000
GRANTOR: WILSON JAMES M & VIRG						
GRANTEE: GANDY JAMES N JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 BAS=[YR=2009] N6 W12 S6 E12$ W17 N36 W18 S60 E18 UOP=[YR=1993] E18 N6 W18 S6 $ N6 E18 N18 $.

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	0200	BARN WD 0-	0	100	40	30	1,200.00	SF	20.00	20.00	100	1980	1980	3	20	4,800	
2	0681	POLE SHED	0	100	40	12	480.00	SF	15.00	15.00	100	1995	1995	3	20	1,440	
3	0940	SHEDS/PORT	0	100	40	12	480.00	SF	13.20	13.20	100	1995	1995	3	20	1,267	
4	0810	CONCRETE A	0	100	0	0	448.00	SF	6.50	6.50	100	1991	1991	3	59.5	1,733	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1956	1956	3	20	400	
6	0940	SHEDS/PORT	0	100	18	12	216.00	SF	30.00	30.00	100	1980	1980	3	20	1,296	

LAND DESCRIPTION

TOTAL OB/XF 10,936

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	0006	OR	0.00	0.00	5.92	AC		1.00	1.00	1.00	19,500.00	19,500.00	115,440							
2	000100	C	RES	100		OR	0.00	0.00	1.70	AC		1.00	1.00	1.00	19,500.00	19,500.00	33,150							

REVIEW DATE 01/06/2020 BY TW Total Acres: 7.62 Total Land Value: 148,590 Market: 0 Agricultural: 0 Common: 148,590 PRINTED 07/30/2025 BY SYS