LOT 2
IN OR 1664/815
BUCKHEAD SUB PB 6/135-136

MILLIGAN ERIN E & JASON D
11380 BUCKHEAD TRAIL
BRYCEVILLE, FL 32009

2026

01-1S-24-018B-0002-0000

BUILDING CHARACTERISTICS

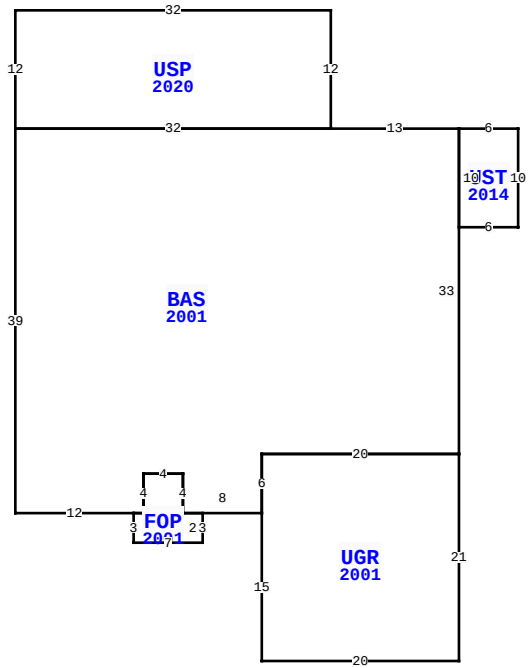
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,619	100	2001	1,619	176,889
FOP	37	30	2001	11	1,202
UGR	420	45	2001	189	20,650
USP	384	30	2020	115	12,565
UST	60	45	2014	27	2,950
TOTALS	2,520			1,961	214,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,961	120.4763	126.50	248,066	2001	2001	0	0	0	13.63	86.37

1 SINGLE FAM 100% - 2011 Heated Area: 1619 HX Base Yr 2011



11380 BUCKHEAD TR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2026 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		214,255
TOTAL MARKET OB/XF VALUE		9,864
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		266,119
SOH/AGL Deduction		133,960
ASSESSED VALUE		132,159
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		80,748
TOTAL JUST VALUE		266,119
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1664/0815	2/12/2010	WD	Q	I	01	140,000
GRANTOR: OGLESBY JEFFREY J & H						
GRANTEE: MILLIGAN ERIN E & J						
1023/0172	12/05/2001	WD	Q	I		123,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: OGLESBY JEFFREY & H						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	2,905	
4	0350	CARPORT WD	0	100	16	8	128.00	SF	13.00	13.00	100	2014	2014	3	55	915	
5	0940	SHEDS/PORT	0	100	16	16	256.00	SF	30.00	30.00	100	2014	2014	3	55	4,224	
6	1242	WD DECK A	0	100	0	0	260.00	SF	10.00	10.00	100	2017	2017	3	70	1,820	

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=-6,0] W13 W32 S39 E12 E1 N4 E4 S4 E8 N6 E20 N33 $
UGR=[YR=2001;ORIG=-26,39] S15 E20 N21 W20 S6 $
USP=[YR=2020;ORIG=-19,0] N12 W32 S12 E32 $
UST=[YR=2014;ORIG=0,0] W6 S10 E6 N10 $
FOP=[YR=2001;ORIG=-39,39] S3 E7 N3 W2 N4 W4 S4 W1 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,864

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	42,000.00	42,000.00	42,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 07/09/2026 BY SYS