LOT 5
IN OR 1027/534
BUCKHEAD SUB PB 6/135-136

LOWEY DAVID L & THERESE M
11440 BUCKHEAD TRAIL
BRYCEVILLE, FL 32009

2026

01-1S-24-018B-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

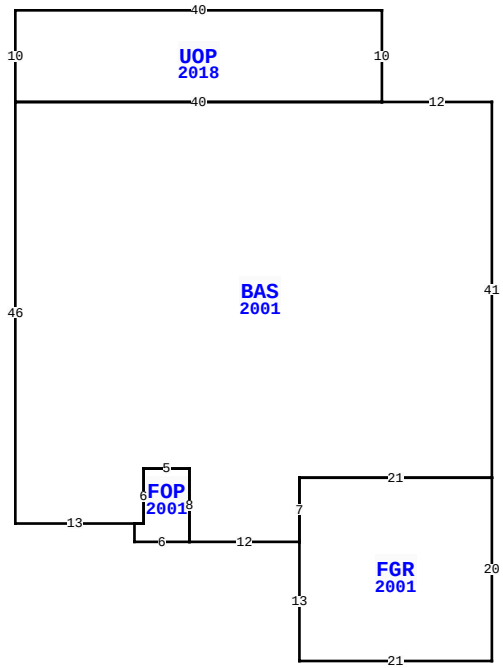
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,281	100	2001	2,281	251,888
FGR	420	55	2001	231	25,509
FOP	42	30	2001	13	1,436
UOP	400	20	2018	80	8,834
TOTALS	3,143			2,605	287,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,605	120.8880	126.93	330,653	2001	2001	0	0	0	13.00	87.00

1 SINGLE FAM 100% - 2002 Heated Area: 2281 HX Base Yr 2002



11440 BUCKHEAD TR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		287,668
TOTAL MARKET OB/XF VALUE		48,228
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		377,896
SOH/AGL Deduction		193,810
ASSESSED VALUE		184,086
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		132,675
TOTAL JUST VALUE		377,896
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010431	PRIVATE PROVIDER	14,652	09/10/2024
21008449	NEW METAL ROOF	30,600	06/28/2021
B20482	SCRN RM	18,400	09/01/2007
B15778	SWIM POOL	29,000	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1027/0534	12/27/2001	WD	Q	I		145,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LOWEY DAVID L & THE						
0957/0984	11/08/2000	WD	U	V	09	37,000
GRANTOR: BUCKHEAD LAND & TIMBE						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W12 UOP=[YR=2018] N10 W40 S10 E40$ W40 S46 E13
FOP=[YR=2001] S2 E6 N8 W5 S6 W1$ E1 N6 E5 S8 E12
FGR=[YR=2001] S13 E21 N20 W21 S7 $ N7 E21 N41$.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500	
4	0911	SCRN RM A	0	100	39	34	1,326.00	SF	18.00	18.00	100	2007	2007	3	24	5,728	

LAND DESCRIPTION

TOTAL OB/XF 48,228

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 02/21/2025 BY WWA Total Acres: 0.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 07/09/2026 BY SYS