LOT 7
IN OR 1222/627
BUCKHEAD SUB PB 6/135-136

STRANGE ROGER H & DONNA K
11550 BUCKHEAD TRAIL
BRYCEVILLE, FL 32009

2026

01-1S-24-018B-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

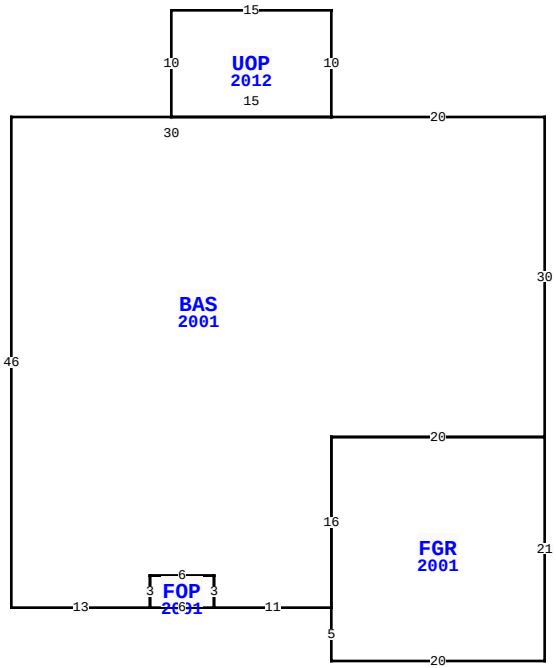
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,962	100	2001	1,962	214,218
FGR	420	55	2001	231	25,221
FOP	18	30	2001	5	546
UOP	150	20	2012	30	3,275
TOTALS	2,550			2,228	243,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,228	118.6731	124.61	277,631	2001	2001	0	0	0	12.38	87.62

1 SINGLE FAM 100% - 2005 Heated Area: 1962 HX Base Yr 2005



11550 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		259,666
TOTAL MARKET OB/XF VALUE		2,905
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		304,571
SOH/AGL Deduction		148,544
ASSESSED VALUE		156,027
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		104,616
TOTAL JUST VALUE		304,571
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011947	20X36 MTL FGR	34,776	12/02/2020
19002587	REPAIR/RRF	0	03/15/2019
B018226	NEW CONSTR	100,000	05/01/2001
B0108226	NEW CONSTR	100,000	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1222/0626	4/14/2004	WD	Q	I		145,000
GRANTOR: BAUGHMAN JERRY M & PA						
GRANTEE: STRANGE ROGER H & D						
1007/0243	9/10/2001	WD	Q	I		113,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BAUGHMAN JERRY & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W20 UOP=[YR=2012] N10 W15 S10 E15 $ W30 S46 E13 FOP=[YR=2001] E6 N3 W6 S3 $ N3 E6 S3 E11 FGR=[YR=2001] S5 E20 N21 W20 S16 $ N16 E20 N30 $.

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	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	10	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

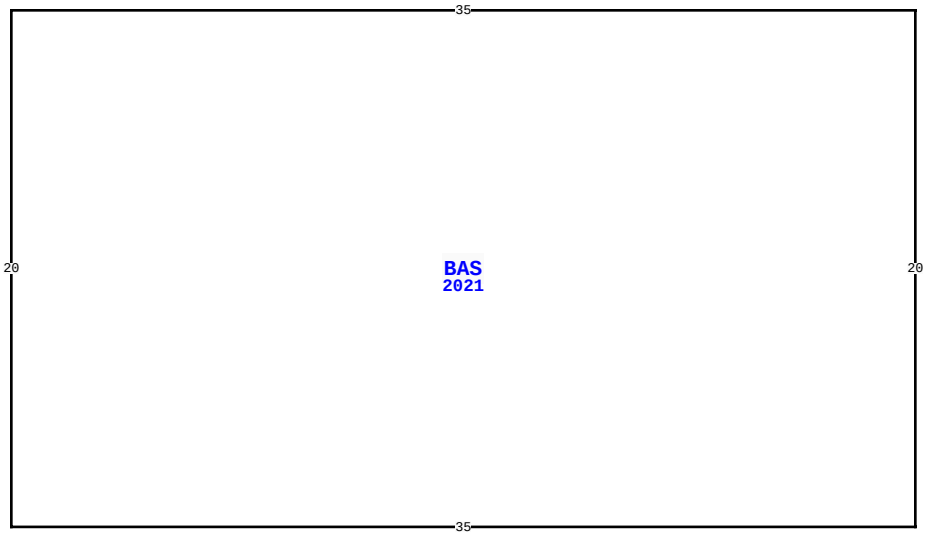
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100	2021	700	16,406
TOTALS	700			700	16,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	700	63.2500	24.67	17,269	2020	2020	0	0	0	5.00	95.00

2 GARAGE RES 100% - 2005 Heated Area: 700 HX Base Yr 2005



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GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BAUGHMAN JERRY & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W35 S20 E35 N20$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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