LOT 10
BUCKHEAD SUB PB 6/135-136

ROWELL DUSTIN STEVEN & MARLANA MORGAN
11568 BUCKHEAD TR
BRYCEVILLE, FL 32009

2026

01-1S-24-018B-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		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

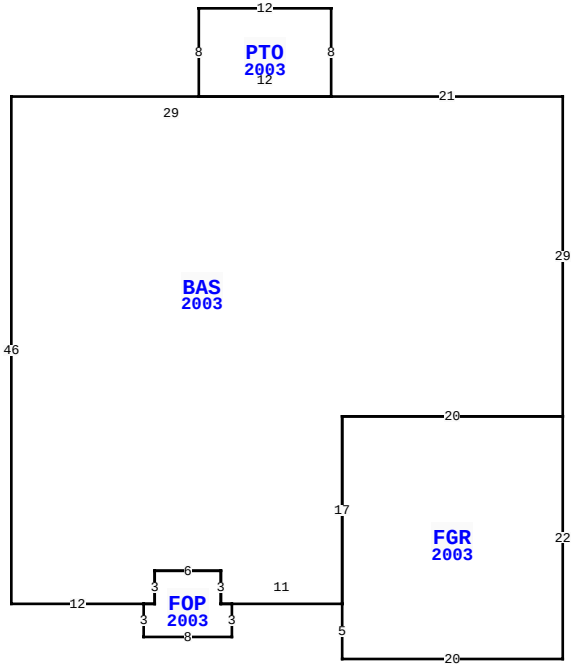
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,942	100	2003	1,942	224,466
FGR	440	55	2003	242	27,971
FOP	42	30	2003	13	1,503
PTO	96	5	2003	5	578
TOTALS	2,520			2,202	254,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,202	123.4065	129.58	285,335	2003	2003	0	0	0	10.80	89.20

1 SINGLE FAM 100% - 2021 Heated Area: 1942 HX Base Yr 2021



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

11568 BUCKHEAD TR, BRYCEVILLE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		254,519
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		299,494
SOH/AGL Deduction		75,823
ASSESSED VALUE		223,671
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		172,260
TOTAL JUST VALUE		299,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000744	REPAIR/RRF	21,000	01/23/2019
R034725	REPAIR/RRF	2,800	01/24/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2373/0525	5/29/2020	WD	Q	I	01	225,000
GRANTOR: SAUCIER CHRISTOPHER H						
GRANTEE: ROWELL DUSTIN STEVE						
2113/0886	3/16/2017	WD	Q	I	01	167,000
GRANTOR: GROOM DENNIS & SUSAN						
GRANTEE: SAUCIER CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W21 PTO=[YR=2003] N8 W12 S8 E12$ W29 S46 E12
FOP=[YR=2003] S3 E8 N3 W1 N3 W6 S3 W1$ E1 N3 E6 S3 E11
FGR=[YR=2003] S5 E20 N22 W20 S17 $ N17 E20 N29$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 2,975

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