LOT 11
IN OR 1189/379
BUCKHEAD SUB PB 6/135-136

MCKINNEY CHARLES M & WANDA J
11570 BUCKHEAD TRAIL
BRYCEVILLE, FL 32009

2026

01-1S-24-018B-0011-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

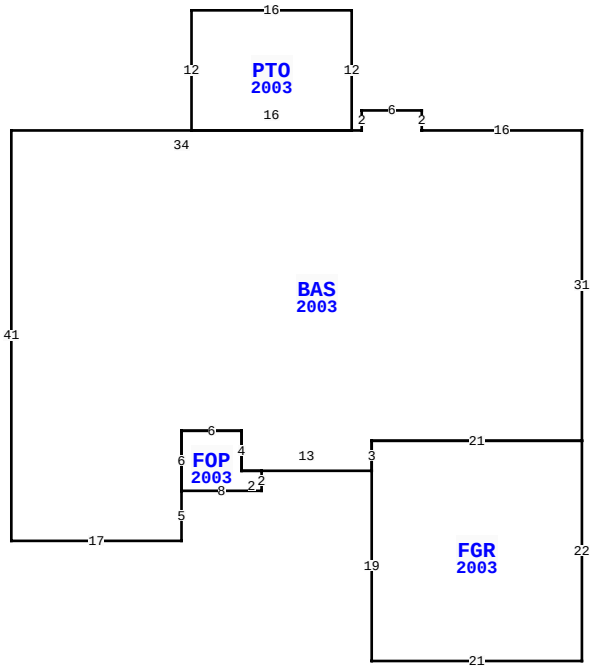
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,982	100	2003	1,982	218,198
FGR	462	55	2003	254	27,963
FOP	40	30	2003	12	1,322
PTO	192	5	2003	10	1,101
TOTALS	2,676			2,258	248,583

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,258	119.0112	124.96	282,160	2003	2003	0	0	0	11.90	88.10

1 SINGLE FAM 100% - 2004 Heated Area: 1982 HX Base Yr 2004



11570 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		248,583
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		293,558
SOH/AGL Deduction		151,988
ASSESSED VALUE		141,570
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		90,159
TOTAL JUST VALUE		293,558
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012080	REPAIR/RRF	14,100	12/11/2018
B0311367	NEW CONSTR	141,932	01/07/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1189/0379	11/18/2003	WD	Q	I		140,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MCKINNEY CHARLES M						
1108/0392	1/21/2003	WD	U	V	21	41,000
GRANTOR: BUCKHEAD LAND & TIMBE						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W16 N2 W6 S2 W1 PTO=[YR=2003] N12 W16 S12 E16$ W34 S41 E17 N5 FOP=[YR=2003] E8 N2 W2 N4 W6 S6$ N6 E6 S4 E13 FGR=[YR=2003] S19 E21 N22 W21 S3$ N3 E21 N31 $.

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