LOT 16
BUCKHEAD SUB PB 6/135-136

THOMPSON WILLIAM & KELLY M
20005 DEER RUN TRAIL
BRYCEVILLE, FL 32009

2026

01-1S-24-018B-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

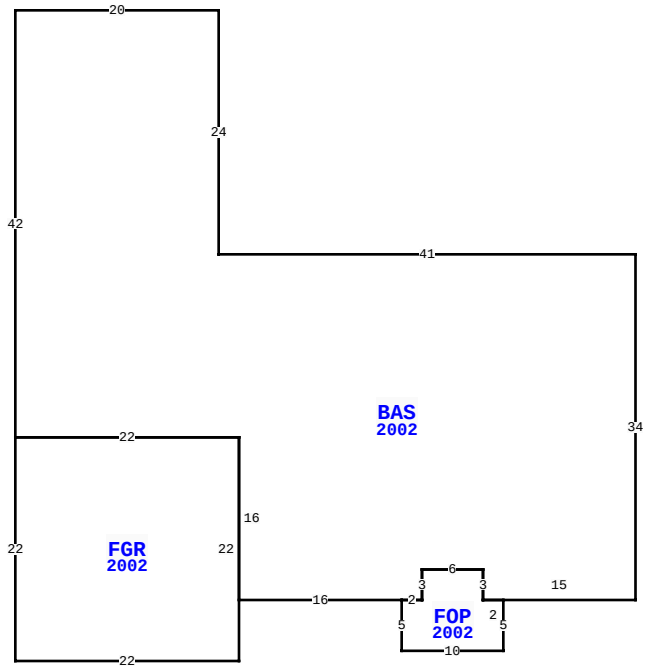
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,184	100	2002	2,184	242,931
FGR	484	55	2002	266	29,588
FOP	68	30	2002	20	2,225
TOTALS	2,736			2,470	274,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,470	120.9984	127.05	313,814	2002	2002	0	0	0	12.45	87.55

1 SINGLE FAM 100% - 2018 Heated Area: 2184 HX Base Yr 2018



20005 DEER RUN TRL, 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		274,744
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		319,684
SOH/AGL Deduction		116,686
ASSESSED VALUE		202,998
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		146,587
TOTAL JUST VALUE		319,684
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006068	REPAIR/RRF	16,125	06/07/2019
B029520	FOUNDATION	1,995	04/01/2002
B029574	NEW CONSTR	159,596	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2254/0126	12/17/2018	QC	U	I	11	100
GRANTOR: THOMPSON WILLIAM & KE						
GRANTEE: THOMPSON WILLIAM &						
2050/0612	6/01/2016	WD	Q	I	02	195,000
GRANTOR: WOOLARD BONNIE L & TE						
GRANTEE: THOMPSON WILLIAM &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W41 N24 W20 S42 FGR=[YR=2002] S22 E22 N22 W22 $ E22 S16 E16 FOP=[YR=2002] S5 E10 N5 W2 N3 W6 S3 W2 $ E2 N3 E6 S3 E15 N34 $.

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	2002	2002	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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