LOT 17
IN OR 1934/819
BUCKHEAD SUB PB 6/135-136

DAVIS KARA L & BRYAN R
11654 BUCKHEAD TRL
BRYCEVILLE, FL 32009

2026

01-1S-24-018B-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

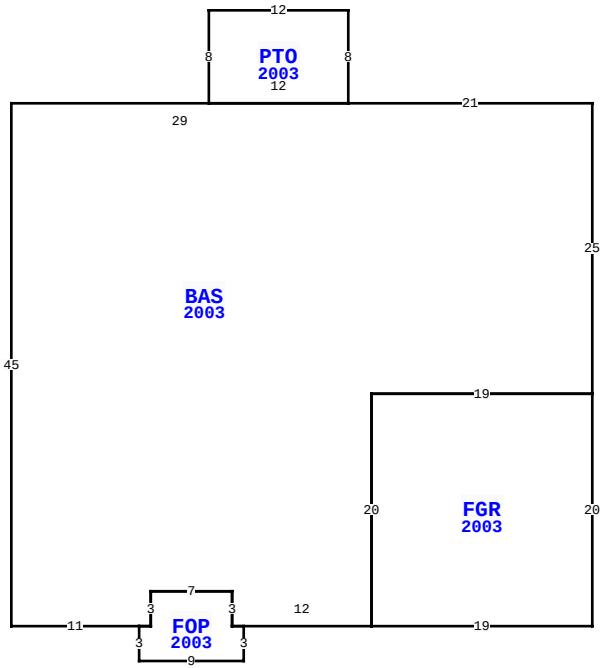
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,849	100	2003	1,849	211,136
FGR	380	55	2003	209	23,865
FOP	48	30	2003	14	1,598
PTO	96	5	2003	5	571
TOTALS	2,373			2,077	237,172

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,077	121.7160	127.80	265,441	2003	2003	0	0	0	10.65	89.35

1 SINGLE FAM 100% - 2015 Heated Area: 1849 HX Base Yr 2015



11654 BUCKHEAD 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		237,172
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		282,147
SOH/AGL Deduction		113,127
ASSESSED VALUE		169,020
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		117,609
TOTAL JUST VALUE		282,147
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310754	NEW CONSTR	135,198	01/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1934/0819	8/13/2014	SW	U	I	12	132,000
GRANTOR: VYSTAR CREDIT UNION						
GRANTEE: DAVIS KAREN L & BRY						
1898/0970	1/17/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: VYSTAR CREDIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W21 PTO=[YR=2003] N8 W12 S8 E12$ W29 S45 E11
FOP=[YR=2003] S3 E9 N3 W1 N3 W7 S3 W1$ E1 N3 E7 S3 E12
FGR=[YR=2003] E19 N20 W19 S20$ N20 E19 N25$.

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