LOT 19
BUCKHEAD SUB PB 6/135-136

**TOMPKINS SHAUN R & AMBER C**
32084 WHITE TAIL CT
BRYCEVILLE, FL 32009

**2026**

**01-1S-24-018B-0019-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

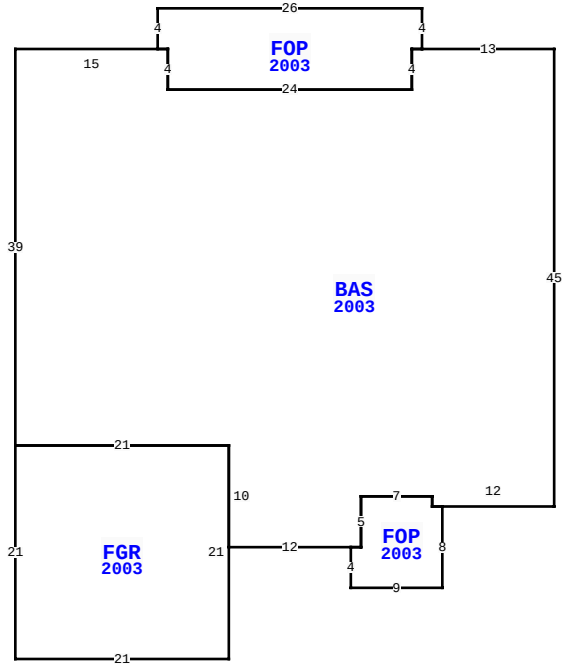
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 2,208 | 100 | 2003 | 2,208 | 255,469 |
| FGR | 441 | 55 | 2003 | 243 | 28,116 |
| FOP | 75 | 30 | 2003 | 22 | 2,546 |
| FOP | 200 | 30 | 2003 | 60 | 6,942 |
| TOTALS | 2,924 | | | 2,533 | 293,071 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,533 | 123.5376 | 129.71 | 328,555 | 2003 | 2003 | 0 | 0 | 0 | 10.80 | 89.20 |

1 SINGLE FAM 100% - 2022 Heated Area: 2208 HX Base Yr 2022




32084 WHITE TAIL CT, 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 | | 293,071 |
| TOTAL MARKET OB/XF VALUE | | 13,895 |
| TOTAL LAND VALUE - MARKET | | 42,000 |
| TOTAL MARKET VALUE | | 348,966 |
| SOH/AGL Deduction | | 109,704 |
| ASSESSED VALUE | | 239,262 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 187,851 |
| TOTAL JUST VALUE | | 348,966 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 333,007 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19003283 | REPAIR/RRF | 0 | 04/02/2019 |
| B0210358 | NEW CONSTR | 164,887 | 10/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2475/1013 | 6/07/2021 | SW | Q | I | 01 | 330,000 |
| GRANTOR: 32084 WHITE TAIL CT T | | | | | | |
| GRANTEE: TOMPKINS SHAUN R & | | | | | | |
| 2434/0728 | 2/04/2021 | CT | U | I | 18 | 189,900 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: 32084 WHITE TAIL CT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W13 FOP=[YR=2003] N4 W26 S4 E1 S4 E24 N4 E1$ W1 S4 W24 N4 W15 S39 FGR=[YR=2003] S21 E21 N21 W21$ E21 S10 E12 FOP=[YR=2003] S4 E9 N8 W1 N1 W7 S5 W1$ E1 N5 E7 S1 E12 N45$ .

## 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 | 2003 | 2003 | 3 | 85 | 2,975 | |
| 5 | 0510 | GARAGE WD- | 0 | 100 | 30 | 20 | 600.00 | SF | 35.00 | 35.00 | 100 | 2010 | 2010 | 3 | 52 | 10,920 | |

## LAND DESCRIPTION

TOTAL OB/XF 13,895

| 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