

LOT 26
IN OR 1145/838
BUCKHEAD SUB PB 6/135-136

HICKS CHARLOTTE M
32046 WHITE TAIL COURT
BRYCEVILLE, FL 32009

2026

01-1S-24-018B-0026-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
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	1,962	100	2003	1,962	209,371
FGR	520	55	2003	286	30,520
FOP	40	30	2003	12	1,281
FOP	168	30	2003	50	5,336
TOTALS	2,690			2,310	246,507

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00
3	0525	GAZEBO	0	100	0	1.00	UT	5,000.00	5,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,310	121.7160	127.80	295,218	2003	2003	0	0
1 SINGLE FAM 100% - 2004 Heated Area: 1962 HX Base Yr 2004									
32046 WHITE TAIL CT, BRYCEVILLE									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
03/20/2026 MLU									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			246,507
TOTAL MARKET OB/XF VALUE			4,575
TOTAL LAND VALUE - MARKET			42,000
TOTAL MARKET VALUE			293,082
SOH/AGL Deduction			150,013
ASSESSED VALUE			143,069
TOTAL EXEMPTION VALUE			101,411
BASE TAXABLE VALUE			41,658
TOTAL JUST VALUE			293,082
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			282,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005613	REPAIR/RRF	18,450	05/29/2019
E0310660	NEW CONSTR	2,000	01/14/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1145/0838	6/16/2003	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: HICKS CHARLOTTE M					
1088/1873	10/21/2002	WD	Q	V	
GRANTOR: BUCKHEAD LAND & TIMBE					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2003] W14 FOP=[YR=2003] N8 W23 S8 E13 N2 E8 S2 E2\$ W2 N2 W8 S2 W30 S37 E14 FOP=[YR=2003] S3 E8 N3 W2 N4 W4 S4 W2\$ E2 N4 E4 S4 E12 FGR=[YR=2003] S22 E22 N26 W9 S4 W13\$ E13 N4 E9 N33\$.									