LOT 28
BUCKHEAD SUB PB 6/135-136

**ASSAF DANIEL/KASINGER LAUREN**
11649 BUCKHEAD TRL
BRYCEVILLE, FL 32009

**2026**

**01-1S-24-018B-0028-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

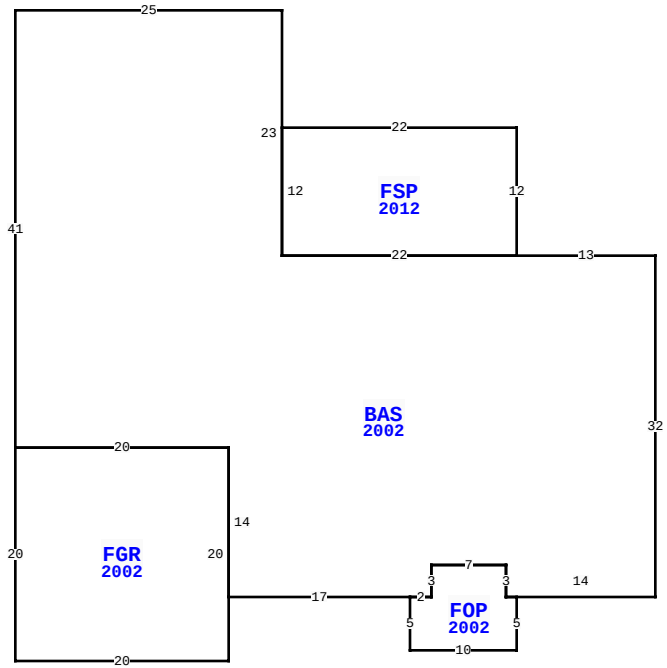
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| 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 | 2,194 | 100 | 2002 | 2,194 | 252,893 |
| FGR | 400 | 55 | 2002 | 220 | 25,358 |
| FOP | 71 | 30 | 2002 | 21 | 2,421 |
| FSP | 264 | 40 | 2012 | 106 | 12,218 |
| TOTALS | 2,929 | | | 2,541 | 292,890 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,541 | 123.7584 | 129.95 | 330,203 | 2002 | 2002 | 0 | 0 | 0 | 11.30 | 88.70 |

1 SINGLE FAM 0% - 2025 Heated Area: 2194 HX Base Yr




11649 BUCKHEAD TR, 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 | 292,890 |
| TOTAL MARKET OB/XF VALUE | 2,940 |
| TOTAL LAND VALUE - MARKET | 42,000 |
| TOTAL MARKET VALUE | 337,830 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 337,830 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 337,830 |
| TOTAL JUST VALUE | 337,830 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 317,744 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19009289 | REPAIR/RRF | 16,000 | 08/28/2019 |
| B029518 | FOUNDATION | 1,995 | 04/01/2002 |
| B029573 | NEW CONSTR | 162,346 | 04/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2704/457 | 4/03/2024 | WD | Q | I | 01 | 369,900 |
| GRANTOR: BURGOS JOHN CARLOS J | | | | | | |
| GRANTEE: ASSAF DANIEL | | | | | | |
| 1994/1411 | 7/19/2015 | WD | Q | I | 01 | 199,000 |
| GRANTOR: NOES DENNIS R & AUDIT | | | | | | |
| GRANTEE: BURGOS JOHN CARLOS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W13 FSP=[YR=2012] N12 W22 S12 E22 $ W22 N23 W25 S41 FGR=[YR=2002] S20 E20 N20 W20 $ E20 S14 E17 FOP=[YR=2002] S5 E10 N5 W1 N3 W7 S3 W2 $ E2 N3 E7 S3 E14 N32 $ .

## 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 | 0 | 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 | 0 | 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 04/15/2025 BY WWA Total Acres: 0.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 07/09/2026 BY SYS