LOT 35
IN OR 1656/626
BUCKHEAD SUB PB 6/135-136

HOWLAND JOHN G
11477 BUCKHEAD TRAIL
BRYCEVILLE, FL 32009

2026

01-1S-24-018B-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

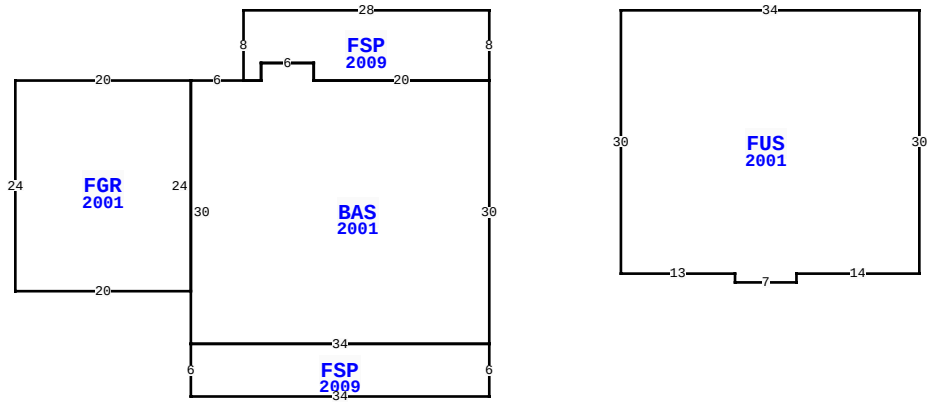
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,032	100	2001	1,032	111,912
FGR	480	55	2001	264	28,628
FSP	204	40	2009	82	8,892
FSP	212	40	2009	85	9,218
FUS	1,027	100	2001	1,027	111,370
TOTALS	2,955			2,490	270,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,490	117.0240	122.88	305,971	2001	2001	0	0	0	11.75	88.25

1 SINGLE FAM 100% - 2010 Heated Area: 2059 HX Base Yr 2010



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2026 MLU
INC DATE		AG DATE	

11477 BUCKHEAD TRL, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		270,019
TOTAL MARKET OB/XF VALUE		8,715
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		320,734
SOH/AGL Deduction		161,666
ASSESSED VALUE		159,068
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		107,657
TOTAL JUST VALUE		320,734
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413558	XFOB	2,640	01/07/2004
B018670	NEW CONSTR	100,000	08/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1656/0626	12/11/2009	WD	Q	I	01	210,000
GRANTOR: KRAUSE KEARY M & TERE						
GRANTEE: HOWLAND JOHN G						
1190/1450	11/24/2003	WD	Q	I		157,000
GRANTOR: PRUDENTIAL RESIDENTIA						
GRANTEE: KRAUSE KEARY & TERE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2009] W28 S8 BAS=[YR=2001] W6 FGR=[YR=2001] W20 S24 E20 N24 $ S30 FSP=[YR=2009] S6 E34 N6 W34 $ E34 N30 W20 N2 W6 S2 W2 $ E2 N2 E6 S2 E20 N8 $ PTR= E15 FUS=[YR=2001] E34 S30 W14 S1 W7 N1 W13 N30 $ W15 $.

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	3.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	8,715	

LAND DESCRIPTION

TOTAL OB/XF 8,715

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