

LOT 39
IN OR 1255/1609
BUCKHEAD SUB PB 6/135-136

GOODWYNE LUANN B & JD III
11002 FAWNWOOD COURT
BRYCEVILLE, FL 32009

2026

01-1S-24-018B-0039-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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

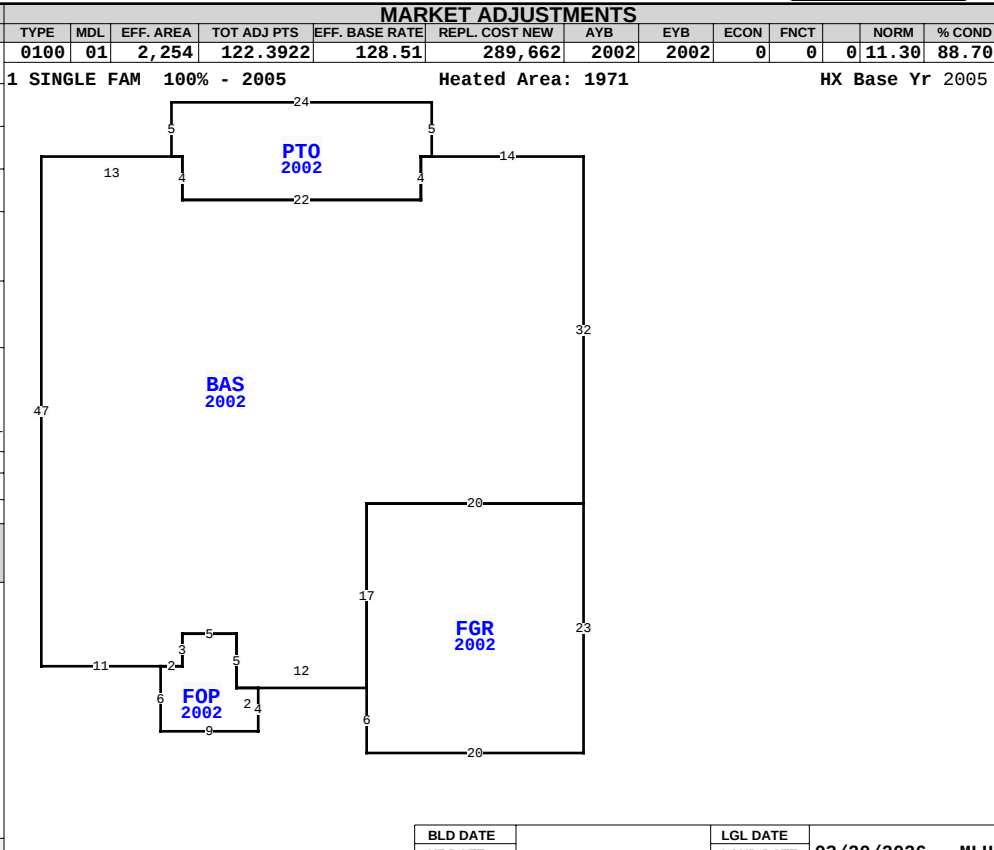
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

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	1,971	100	2002	1,971	224,671
FGR	460	55	2002	253	28,839
FOP	65	30	2002	20	2,280
PTO	208	5	2002	10	1,140
TOTALS	2,704			2,254	256,930

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0350	CARPORT WD	0	100	30	20	600.00	SF	13.00

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



11002 FAWNWOOD CT, BRYCEVILLE	BLD DATE	LGL DATE	03/20/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			256,930
TOTAL MARKET OB/XF VALUE			9,024
TOTAL LAND VALUE - MARKET			42,000
TOTAL MARKET VALUE			307,954
SOH/AGL Deduction			156,924
ASSESSED VALUE			151,030
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			99,619
TOTAL JUST VALUE			307,954
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			292,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003282	REPAIR/RRF	0	04/02/2019
B019106	NEW CONSTR	118,617	12/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1255/1609	8/30/2004	WD	Q	I	
GRANTOR: COOMER KEVIN K & COLE					SALE PRICE
GRANTEE: GOODWYNE LUANN & JD					177,500
1081/1923	9/20/2002	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					144,800
GRANTEE: COOMER KEVIN & COLE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W14 PTO=[YR=2002] N5 W24 S5 E1 S4 E22 N4 E1 \$ W1 S4 W22 N4 W13 S47 E11 FOP=[YR=2002] S6 E9 N4 W2 N5 W5 S3 W2 \$ E2 N3 E5 S5 E12 FGR=[YR=2002] S6 E20 N23 W20 S17 \$ N17 E20 N32 \$.									