LOT 44
IN OR 2051/698
BUCKHEAD II PUD PHASES 1 & 2

WADDELL JEFFREY B & STEPHANIE
20152 DEER RUN TRAIL
BRYCEVILLE, FL 32009

2026

01-1S-24-018C-0044-0000

BUILDING CHARACTERISTICS

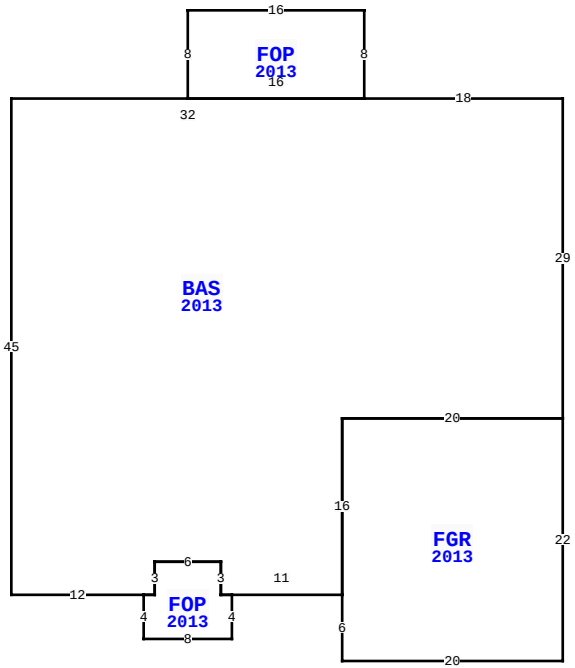
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,912	100	2013	1,912	234,390
FGR	440	55	2013	242	29,666
FOP	50	30	2013	15	1,839
FOP	128	30	2013	38	4,658
TOTALS	2,530			2,207	270,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,207	123.7446	129.93	286,756	2013	2013	0	0	0	5.65	94.35

1 SINGLE FAM 100% - 2017 Heated Area: 1912 HX Base Yr 2017



20152 DEER RUN TRL, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		270,554
TOTAL MARKET OB/XF VALUE		5,460
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		318,014
SOH/AGL Deduction		134,498
ASSESSED VALUE		183,516
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		132,105
TOTAL JUST VALUE		318,014
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26875	CO ISSUED	0	07/22/2013
P16416	NEW CONSTR	0	06/04/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2051/0698	6/07/2016	WD	Q	I	01	195,000
GRANTOR: SMITH DONALD E JR						
GRANTEE: WADDELL JEFFREY B &						
1894/0999	12/02/2013	WD	Q	I	01	189,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SMITH DONALD E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W18 FOP=[YR=2013] N8 W16 S8 E16$ W32 S45 E12
FOP=[YR=2013] S4 E8 N4 W1 N3 W6 S3 W1$ E1 N3 E6 S3 E11
FGR=[YR=2013] S6 E20 N22 W20 S16 $ N16 E20 N29$.

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
6	0350	CARPORT WD	0	100	30	20	600.00	SF	13.00	13.00	100	2017	2017	3	70	5,460	

LAND DESCRIPTION

TOTAL OB/XF 5,460

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	000134	C	RES POND	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