

LOT 46
IN OR 1448/1320
BUCKHEAD II PUD PHASES 1 & 2

SCHOONMAKER JOHN D & REBECCA S
20188 DEER RUN TRAIL
BRYCEVILLE, FL 32009

2026

01-1S-24-018C-0046-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,533	100	2006	2,533	278,678
FGR	462	55	2006	254	27,944
FOP	73	30	2006	22	2,420
FSP	240	40	2006	96	10,562
TOTALS	3,308			2,905	319,605

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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
5	0911	SCRN RM A	0	100	32	24	768.00	SF	18.00
6	0940	SHEDS/PORT	0	100	30	12	360.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	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	NORM	% COND		
0100	01	2,905	115.5589	121.34	352,493	2006	2006	0	0	0	9.33	90.67	
1 SINGLE FAM 100% - 2007 Heated Area: 2533 HX Base Yr 2007													
20188 DEER RUN TRL, BRYCEVILLE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/20/2026 MLU													

TOTAL OB/XF 58,341													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	2006	2006	3
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	100	2006	2006	04
5	0911	SCRN RM A	0	100	32	24	768.00	SF	18.00	100	2006	2006	3
6	0940	SHEDS/PORT	0	100	30	12	360.00	SF	30.00	100	2022	2022	3

TOTAL OB/XF 58,341													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		319,605	
TOTAL MARKET OB/XF VALUE		58,341	
TOTAL LAND VALUE - MARKET		42,000	
TOTAL MARKET VALUE		419,946	
SOH/AGL Deduction		207,435	
ASSESSED VALUE		212,511	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		161,100	
TOTAL JUST VALUE		419,946	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		368,442	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015096	GARAGE	10,879	10/10/2022
B18095	ADDITION	8,000	10/31/2006
B0617997	SWIM POOL	27,000	06/01/2006
C0617701	CO ISSUED	0	05/01/2006
B0617701	NEW CONSTR	0	05/01/2006
E17398	ELEC OTHER	2,000	05/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1448/1320	10/02/2006	WD	Q	I		331,200	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: SCHOONMAKER JOHN D							
1392/0365	2/28/2006	WD	U	V	19	39,500	
GRANTOR: CALICO DEVELOPMENT CO							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W14 FSP=[YR=2006] N6 W24 S10 E24 N4\$S4 W24 N4 W15 S50 E10 FOP=[YR=2006] S4 E13 N4 W3 N3 W7 S3 W3\$ E3 N3 E7 S3 E12 FGR=[YR=2006] S22 E21 N22 W21\$ E21 N50\$.									