LOT 49
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

CULBRETH JONATHAN C & BRITTANY
20244 DEER RUN TRL
BRYCEVILLE, FL 32009

2026

01-1S-24-018C-0049-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

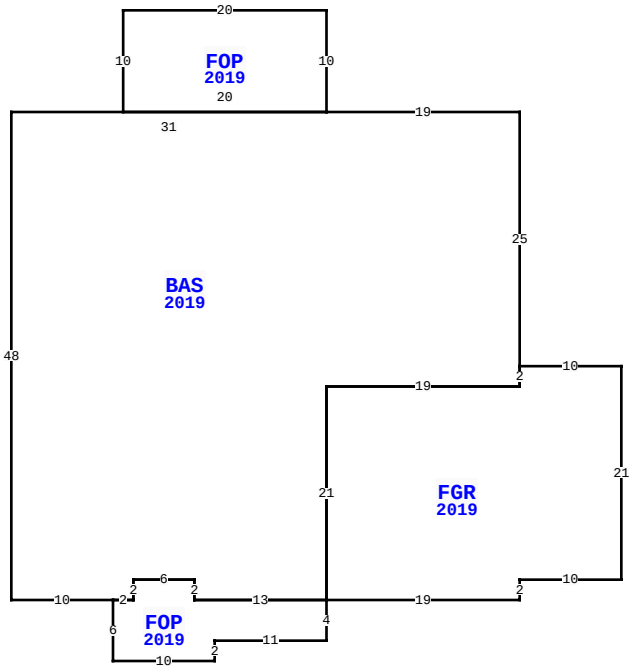
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,989	100	2019	1,989	270,335
FGR	609	55	2019	335	45,532
FOP	116	30	2019	35	4,757
FOP	200	30	2019	60	8,155
TOTALS	2,914			2,419	328,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,419	132.7606	139.40	337,209	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2020 Heated Area: 1989 HX Base Yr 2020



20244 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		328,779
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		370,779
SOH/AGL Deduction		118,212
ASSESSED VALUE		252,567
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		201,156
TOTAL JUST VALUE		370,779
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004101	CO ISSUED	0	04/24/2019
18009002	NEW CONSTR	274,164	09/04/2018
R11579	REPAIR/RRF	2,800	10/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2311/0692	10/09/2019	WD	Q	I	01	228,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CULBRETH JONATHAN C						
2222/0455	8/29/2018	WD	U	V	30	39,500
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W10 BAS=[YR=2019] N25 W19 FOP=[YR=2019] N10 W20 S10 E20$ W31 S48 E10 FOP=[YR=2019] S6 E10 N2 E11 N4 W13 N2 W6 S2 W2$ E2 N2 E6 S2 E13 N21 E19 N2$ S2 W19 S21 E19 N2 E10 N21$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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