LOT 50
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

WACKER BARAK C & NANCY L
20262 DEER RUN TRAIL
BRYCEVILLE, FL 32009

2026

01-1S-24-018C-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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

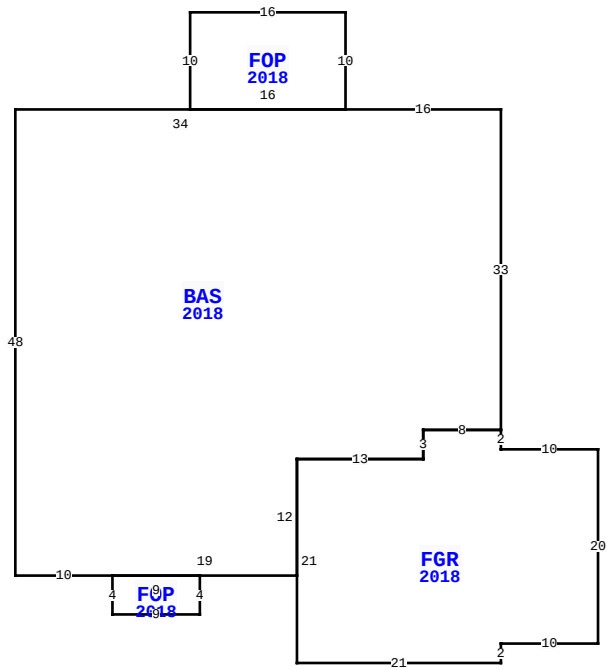
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,124	100	2018	2,124	267,960
FGR	665	55	2018	366	46,174
FOP	36	30	2018	11	1,388
FOP	160	30	2018	48	6,056
TOTALS	2,985			2,549	321,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,549	123.8688	130.06	331,523	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2019 Heated Area: 2124 HX Base Yr 2019



20262 DEER RUN TRL, BRYCEVILLE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		321,577
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		363,577
SOH/AGL Deduction		114,831
ASSESSED VALUE		248,746
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		197,335
TOTAL JUST VALUE		363,577
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012011	CO ISSUED	0	12/07/2018
18006210	NEW CONSTR	290,080	06/18/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2245/0109	12/19/2018	WD	Q	I	02	245,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WACKER BARAK C & NA						
1609/0085	2/27/2009	WD	U	V	30	138,000
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W10 N2 BAS=[YR=2018] N33 W16 FOP=[YR=2018] N10 W16 S10 E16$ W34 S48 E10 FOP=[YR=2018] S4 E9 N4 W9$ E19 N12 E13 N3 E8$ W8 S3 W13 S21 E21 N2 E10 N20$.

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 03/01/2024 BY WWA Total Acres: 0.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 07/09/2026 BY SYS