LOT 54
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

STARLING CHAD R & ANNELISA M
20281 DEER RUN TRAIL
BRYCEVILLE, FL 32009

2026

01-1S-24-018C-0054-0000

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	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

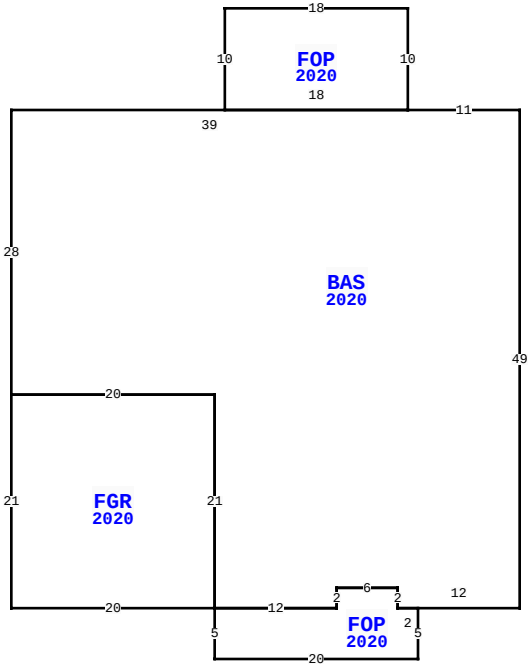
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,018	100	2020	2,018	268,662
FGR	420	55	2020	231	30,753
FOP	112	30	2020	34	4,527
FOP	180	30	2020	54	7,189
TOTALS	2,730			2,337	311,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,337	129.3796	135.85	317,481	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2021 Heated Area: 2018 HX Base Yr 2021



20281 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		311,131
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		353,131
SOH/AGL Deduction		130,148
ASSESSED VALUE		222,983
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		171,572
TOTAL JUST VALUE		353,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010309	CO ISSUED	0	10/27/2020
20005598	NEW CONSTR	274,255	06/26/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2409/0180	11/13/2020	WD	Q	I	01	245,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: STARLING CHAD R & A						
1606/0894	2/20/2009	WD	U	V	30	170,000
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W11 FOP=[YR=2020] N10 W18 S10 E18$ W39 S28
FGR=[YR=2020] S21 E20 FOP=[YR=2020] S5 E20 N5 W2 N2 W6 S2
W12$ N21 W20$ E20 S21 E12 N2 E6 S2 E12 N49$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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