LOT 55
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

OSTERHOUT DELBERT L & SHERI L
20265 DEER RUN TRL
BRYCEVILLE, FL 32009

2026

01-1S-24-018C-0055-0000

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	13	LVT/LAMNT 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

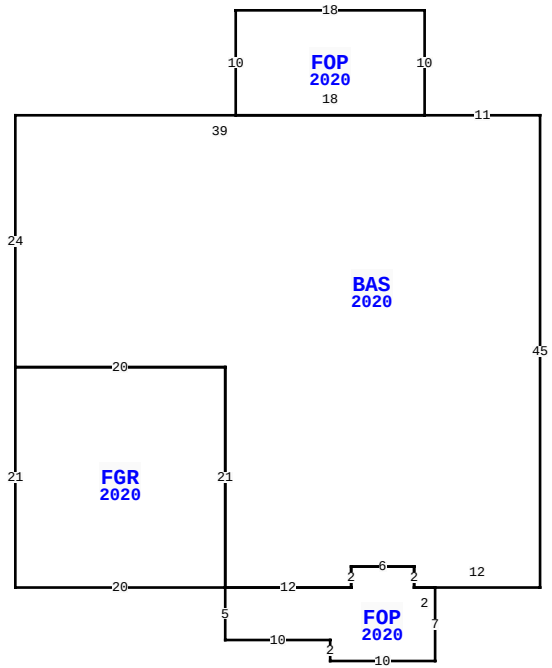
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,818	100	2020	1,818	230,224
FGR	420	55	2020	231	29,253
FOP	132	30	2020	40	5,066
FOP	180	30	2020	54	6,838
TOTALS	2,550			2,143	271,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,143	123.0684	129.22	276,918	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2021 Heated Area: 1818 HX Base Yr 2021



20265 DEER RUN TR, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		271,380
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		313,380
SOH/AGL Deduction		85,448
ASSESSED VALUE		227,932
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		176,521
TOTAL JUST VALUE		313,380
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008091	CO ISSUED	0	09/03/2020
20002119	NEW CONSTR	251,202	03/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2398/0755	10/02/2020	WD	Q	I	01	237,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: OSTERHOUT DELBERT L						
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 S24
FGR=[YR=2020] S21 E20 FOP=[YR=2020] S5 E10 S2 E10 N7 W2 N2 W6
S2 W12$ N21 W20$ E20 S21 E12 N2 E6 S2 E12 N45$.

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