LOT 8
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

SIZEMORE CLAUDIA L/MORRIS MELINDA ET AL
30368 TROPHY TRL
BRYCEVILLE, FL 32009

2023

01-1S-24-018C-0008-0000

BUILDING CHARACTERISTICS

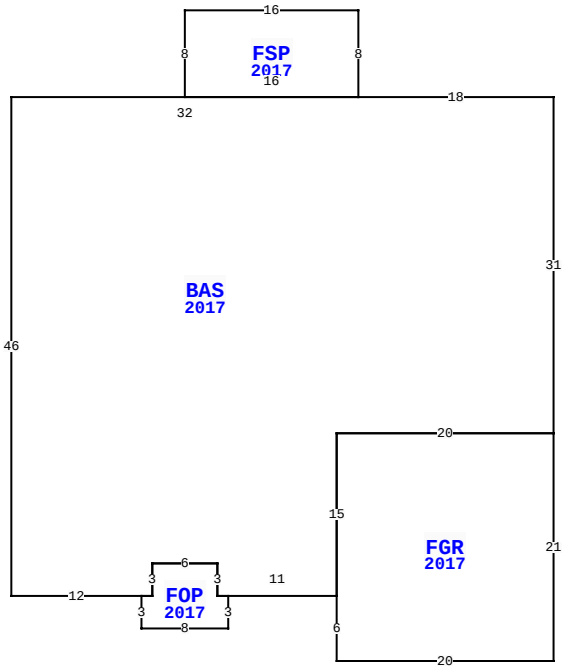
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,982	100	1,982	227,644
FGR	420	55	231	26,532
FOP	42	30	13	1,494
FSP	128	40	51	5,857
TOTALS	2,572		2,277	261,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,277	98.6958	117.20	266,864	2017	2017	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2021 Heated Area: 1982 HX Base Yr 2021



30368 TROPHY TRL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		261,527
TOTAL MARKET OB/XF VALUE		3,031
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		294,558
SOH/AGL Deduction		108,478
ASSESSED VALUE		186,080
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		131,080
TOTAL JUST VALUE		294,558
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004491	CO ISSUED	0	12/04/2017
17004491	NEW CONSTR	250,543	07/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2386/1336	8/16/2020	WD	Q	I	01	243,000
GRANTOR: GETMAN DAVID M						
GRANTEE: SIZEMORE-POWELL CHE						
2167/0448	12/22/2017	WD	Q	I	02	217,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GETMAN DAVID M & SU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W18 FSP=[YR=2017] N8 W16 S8 E16$ W32 S46 E12
FOP=[YR=2017] S3 E8 N3 W1 N3 W6 S3 W1$ E1 N3 E6 S3 E11
FGR=[YR=2017] S6 E20 N21 W20 S15 $ N15 E20 N31$.

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
1	0811	CONCRETE B	0	100	0	0	601.00	SF	5.20	5.20	100	2017	2017	3	97	3,031	

LAND DESCRIPTION

TOTAL OB/XF 3,031

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 02/18/2021 BY TW Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS