LOT 12
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

TUELL MICHAEL W & CHRISTINA T
30424 TROPHY TRAIL
BRYCEVILLE, FL 32009

2023

01-1S-24-018C-0012-0000

BUILDING CHARACTERISTICS

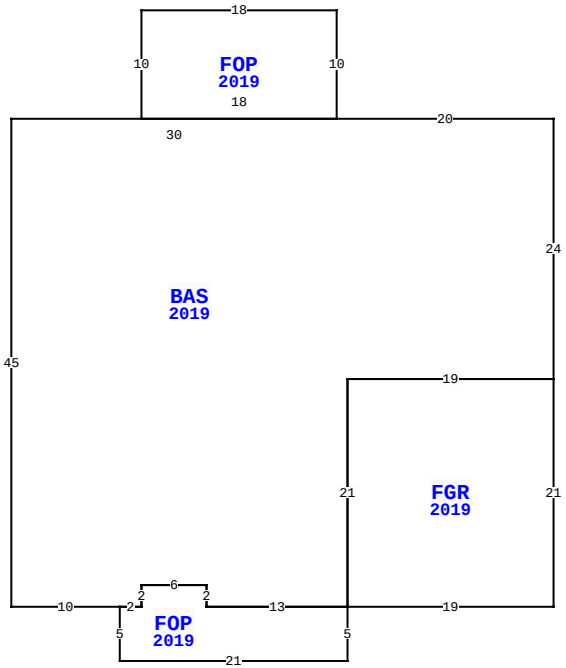
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,839	100	1,839	220,710
FGR	399	55	219	26,284
FOP	117	30	35	4,200
FOP	180	30	54	6,481
TOTALS	2,535		2,147	257,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,147	102.1356	121.29	260,410	2019	2019	0	0	0	1.05	98.95

1 SNGL FAM – 0% - 0 Heated Area: 1839 HX Base Yr



30424 TROPHY TRL, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	257,676
TOTAL MARKET OB/XF VALUE	3,537
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	291,213
SOH/AGL Deduction	39,886
ASSESSED VALUE	251,327
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	251,327
TOTAL JUST VALUE	291,213
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003585	CO ISSUED	0	04/10/2019
18009004	NEW CONSTR	245,522	09/04/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2321/0933	11/22/2019	WD	Q	I	01	227,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: TUELL MICHAEL W & C						
1488/0823	3/28/2007	WD	U	V	19	138,000
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 FOP=[YR=2019] N10 W18 S10 E18$ W30 S45 E10
FOP=[YR=2019] S5 E21 N5 FGR=[YR=2019] E19 N21 W19 S21$ W13
N2 W6 S2 W2$ E2 N2 E6 S2 E13 N21 E19 N24$.

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	0	0	0	687.00	SF	5.20	5.20	100	2019	2019	3	99	3,537	

LAND DESCRIPTION

TOTAL OB/XF 3,537

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 03/12/2019 BY TW Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS