

LOT 16
IN OR 1785/1264
BUCKHEAD II PUD PHASES 1 & 2

WADDELL STEPHEN G & VICKI E
30500 TROPHY TRAIL
BRYCEVILLE, FL 32009

2023

01-1S-24-018C-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

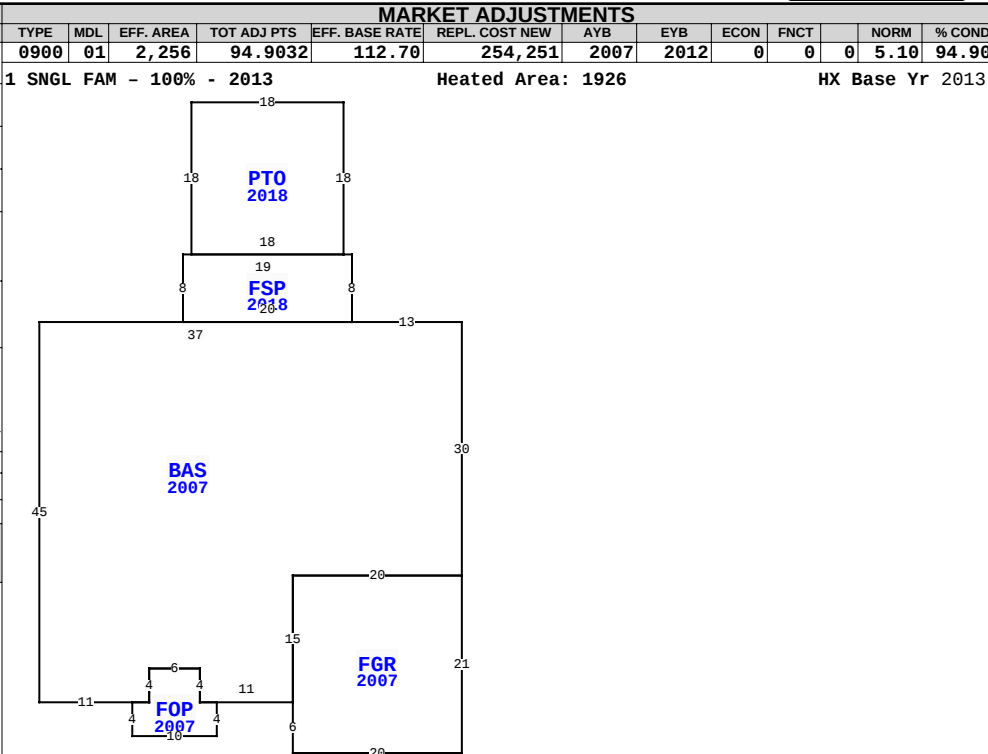
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,926	100	1,926	205,990
FGR	420	55	231	24,706
FOP	64	30	19	2,032
FSP	160	40	64	6,845
PTO	324	5	16	1,711

TOTALS	2,894		2,256	241,284
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00
2	0811	CONCRETE B	0	100	0	0	674.00	SF	5.20	5.20
3	0911	SCRN RM A	0	100	18	18	324.00	SF	17.50	17.50
5	0810	CONCRETE A	0	100	0	0	112.00	SF	6.50	6.50

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT



30500 TROPHY TRL, BRYCEVILLE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2007	2007	3	92	1,840	
100	2007	2007	3	89	3,119	
100	2008	2008	3	40	2,268	
100	2010	2010	3	92	670	

TOTAL OB/XF 7,897

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			254,852
TOTAL MARKET OB/XF VALUE			7,897
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			292,749
SOH/AGL Deduction			139,015
ASSESSED VALUE			153,734
TOTAL EXEMPTION VALUE	HX HB DX VX		60,000
BASE TAXABLE VALUE			93,734
TOTAL JUST VALUE			292,749
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			241,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002863	REPAIR/RRF	0	03/22/2019
B23973	GARAGE	32,474	10/01/2010
B22228	ADDITION	5,100	01/01/2009
B21886	XFOB	6,383	09/01/2008
E18303	ELEC OTHER	2,000	11/01/2006
M12230	MECH OTHER	0	11/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1785/1264	3/23/2012	WD	Q	I	01	168,000
GRANTOR: REYNOLDS FRED C & ROS						
GRANTEE: WADDELL STEPHEN G &						
1563/1305	4/28/2008	WD	Q	I		189,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: REYNOLDS FRED C & R						

BUILDING NOTES										
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BUILDING DIMENSIONS										
BAS=[YR=2007] W13 FSP=[YR=2018] N8 W1 PTO=[YR=2018] N18 W18 S18 E18\$ W19 S8 E20\$ W37 S45 E11 FOP=[YR=2007] S4 E10 N4 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E11 FGR=[YR=2007] S6 E20 N21 W20 S15\$ N15 E20 N30\$.										

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall		N/A 100		
Interior Floor	03	CONC FINSH 100		
Air Condition	99	N/A 100		
Heating Type		N/A 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	02	WOOD FRAME 100		
Stories	0	0 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
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	864	100	864	13,568
TOTALS	864		864	13,568

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	864	52.1640	18.26	15,777	2010	2010	0	0	0	14.00	86.00
2 GARAGE RES - 100% - 2013												
Heated Area: 864												
HX Base Yr 2013												
24 36 36 24 BAS 2010												
BLD DATE						LGL DATE						
YE DATE						LAND DATE						