LOT 21
IN OR 1508/1849
BUCKHEAD II PUD PHASES 1 & 2

GREEN BRYAN E & MICHELE W
30590 TROPHY TRAIL
BRYCEVILLE, FL 32009

2023

01-1S-24-018C-0021-0000

BUILDING CHARACTERISTICS

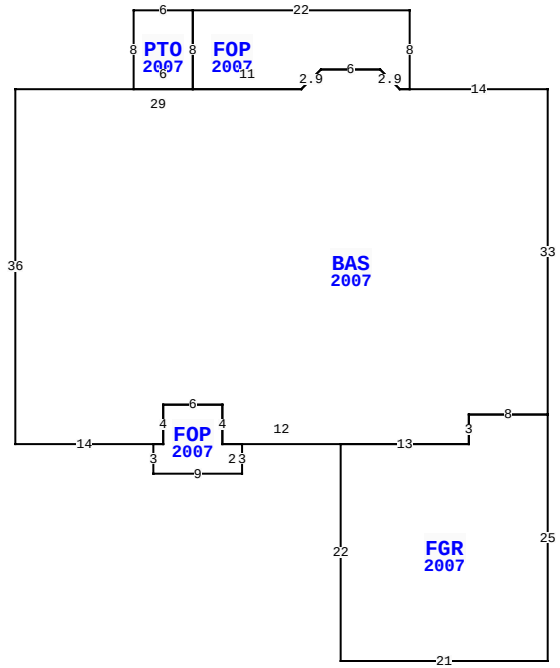
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,912	100	1,912	205,455
FGR	486	55	267	28,691
FOP	51	30	15	1,612
FOP	160	30	48	5,158
PTO	48	5	2	214
TOTALS	2,657		2,244	241,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,244	97.4610	115.73	259,698	2007	2007	0	0	0	7.15	92.85

1 SNGL FAM – 100% - 2009 Heated Area: 1912 HX Base Yr 2009



30590 TROPHY TRL, BRYCEVILLE

BLD DATE	10/23/2007 JH	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		241,130
TOTAL MARKET OB/XF VALUE		8,172
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		279,302
SOH/AGL Deduction		139,417
ASSESSED VALUE		139,885
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		89,885
TOTAL JUST VALUE		279,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19537	CO ISSUED	0	03/01/2007
E18972	ELEC OTHER	2,000	03/01/2007
R10140	REPAIR/RRF	2,800	03/01/2007
B19537	NEW CONSTR	173,580	03/01/2007
M12812	MECH OTHER	0	03/01/2007
P12179	OTHER	0	03/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/1849	6/29/2007	WD	Q	I		249,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GREEN BRYAN E & MIC						
1475/0959	1/31/2007	WD	U	V	19	34,500
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14FOP=[YR=2007] N8W22 PTO=[YR=2007]
W6S8E6N8$S8E11 U2 R2 E6 D2 R2 E1$W1 U2 L2 W6 D2 L2 W29
S36E14FOP=[YR=2007] S3E9N3W2N4W6S4
W1$E1N4E6S4E12FGR=[YR=2007] S22E21 N25W8S3W13$E13N3E8N33$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	0812	CONCRETE C	0	100	0	0	1,391.00	SF	4.00	4.00	100	2007	2007	3	89	4,952	

LAND DESCRIPTION

TOTAL OB/XF 8,172

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	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 10/04/2018 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS