LOT 25
IN OR 1531/1190
BUCKHEAD II PUD PHASES 1 & 2

STOKES LARRY J & FAITH
30619 TROPHY TRAIL
BRYCEVILLE, FL 32009

2023

01-1S-24-018C-0025-0000

BUILDING CHARACTERISTICS

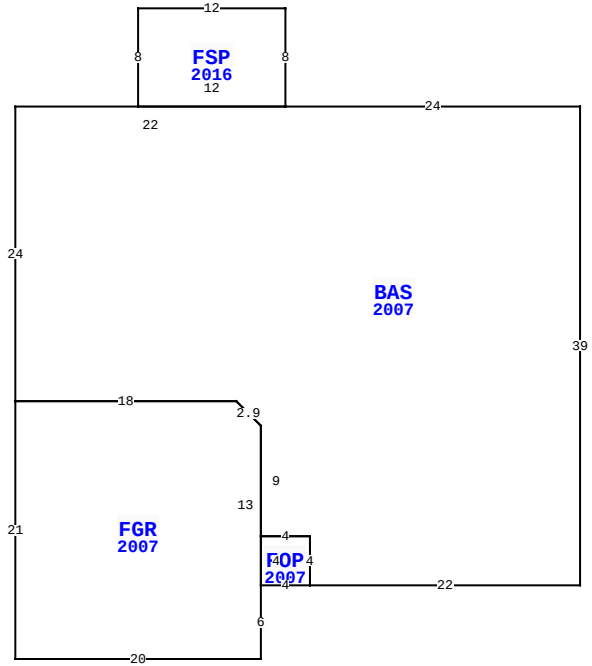
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,480	100	1,480	158,582
FGR	418	55	230	24,645
FOP	16	30	5	536
FSP	96	40	38	4,072
TOTALS	2,010		1,753	187,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,753	97.4700	115.75	202,910	2007	2007	0	0	0	7.43	92.57

1 SNGL FAM – 100% - 2008 Heated Area: 1480 HX Base Yr 2008



30619 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		187,834
TOTAL MARKET OB/XF VALUE		9,066
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		226,900
SOH/AGL Deduction		110,275
ASSESSED VALUE		116,625
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		61,625
TOTAL JUST VALUE		226,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018322	REPAIR/RRF	23,000	12/13/2022
E19376	ELEC OTHER	2,000	06/01/2007
M12972	MECH OTHER	0	06/01/2007
P12367	OTHER	0	05/01/2007
C19823	CO ISSUED	0	04/01/2007
R10307	REPAIR/RRF	2,800	04/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/1190	10/22/2007	WD	Q	I		189,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: STOKES LARRY J & FA						
1411/0672	5/11/2006	WD	U	V	19	158,000
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W24 FSP=[YR=2016] N8 W12 S8 E12$ W22 S24
FGR=[YR=2007] S21 E20 N6 FOP=[YR=2007] E4 N4 W4 S4$ N13 L2
U2 W18$ E18 D2 R2 S9 E4 S4 E22 N39$.

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	0811	CONCRETE B	0	100	0	0	796.00	SF	5.20	5.20	100	2007	2007	3	89	3,684	
3	0350	CARPORT WD	0	100	28	10	280.00	SF	8.58	8.58	100	2019	2019	3	90	2,162	

LAND DESCRIPTION

TOTAL OB/XF 9,066

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