LOT 34
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

SCHULTZ RHONDA H REV LVG TRUST/SCHULTZ RHONDA H TR
30413 TROPHY TRL
BRYCEVILLE, FL 32009

2023

01-1S-24-018C-0034-0000

BUILDING CHARACTERISTICS

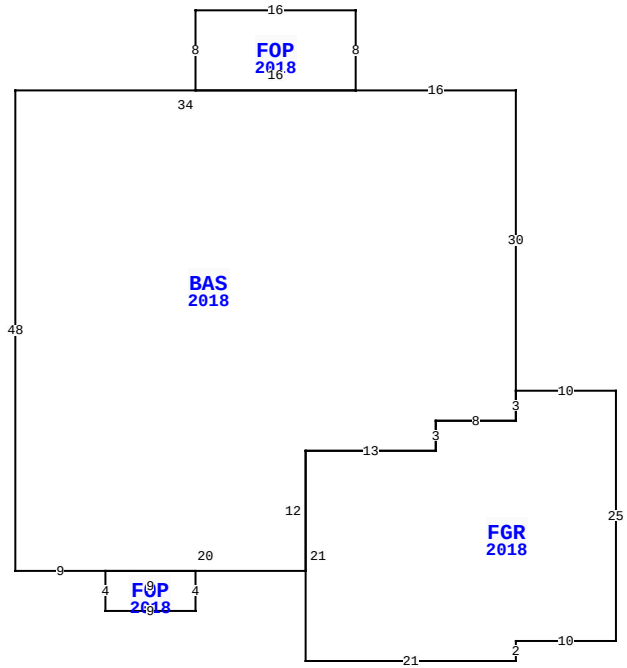
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,124	100	2,124	247,541
FGR	715	55	393	45,803
FOP	36	30	11	1,282
FOP	128	30	38	4,429
TOTALS	3,003		2,566	299,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,566	99.7920	118.50	304,071	2018	2018	0	0	0	1.65	98.35

1 SNGL FAM – 100% - 2019 Heated Area: 2124 HX Base Yr 2019



30413 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		299,054
TOTAL MARKET OB/XF VALUE		67,972
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		397,026
SOH/AGL Deduction		113,717
ASSESSED VALUE		283,309
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		233,309
TOTAL JUST VALUE		397,026
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010686	XFOB	29,253	10/23/2018
18006900	SWIM POOL	42,124	07/06/2018
18005137	CO ISSUED	0	05/21/2018
17008051	NEW CONSTR	285,225	12/14/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2392/1769	9/10/2020	TD	U	I	11	100
GRANTOR: DESOURDY RHONDA H & S						
GRANTEE: SCHULTZ RHONDA H RE						
2202/1296	6/06/2018	WD	Q	I	02	251,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DESOURDY RHONDA H						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W10 BAS=[YR=2018] N30 W16 FOP=[YR=2018] N8 W16 S8 E16$ W34 S48 E9 FOP=[YR=2018] S4 E9 N4 W9$ E20 N12 E13 N3 E8 N3$ S3 W8 S3 W13 S21 E21 N2 E10 N25$.

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	0812	CONCRETE C	0	100	0	0	1,338.00	SF	4.00	4.00	100	2018	2018	3	98	5,245	
2	0476	VF 6 SBPL	0	100	0	0	264.00	LF	32.00	32.00	100	2018	2018	3	95	8,026	
3	0911	SCRN RM A	0	100	0	0	1,224.00	SF	17.50	17.50	100	2018	2018	3	86	18,421	
4	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	100	2018	2018	3	90	22,950	
5	0845	KOOL DECK	0	100	0	0	924.00	SF	7.25	7.25	100	2018	2018	3	98	6,565	
6	0462	ST/AL FNC	0	100	180	4	720.00	SF	10.00	10.00	100	2018	2018	3	90	6,480	
7	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 67,972

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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 12/21/2018 BY TW Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS