LOT 37
IN OR 2030/649
BUCKHEAD II PUD PHASES 1 & 2

DIETZEL PAUL T & ULLI Y
30321 TROPHY TRAIL
BRYCEVILLE, FL 32009

2023

01-1S-24-018C-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

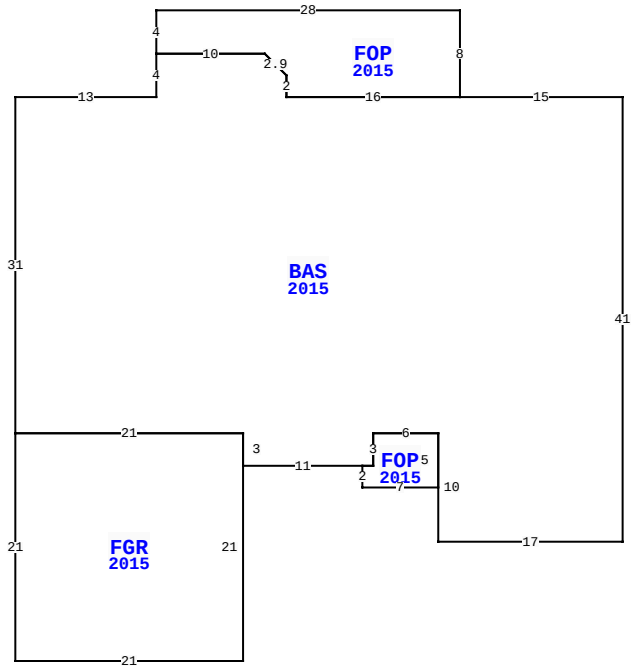
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,988	100	1,988	230,053
FGR	441	55	243	28,120
FOP	32	30	10	1,157
FOP	178	30	53	6,133
TOTALS	2,639		2,294	265,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,294	100.4598	119.30	273,674	2015	2015	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2017 Heated Area: 1988 HX Base Yr 2017



30321 TROPHY TRL, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		265,464
TOTAL MARKET OB/XF VALUE		6,961
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		302,425
SOH/AGL Deduction		156,585
ASSESSED VALUE		145,840
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		95,840
TOTAL JUST VALUE		302,425
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429634	CO ISSUED	0	04/10/2015
B1429634	NEW CONSTR	241,307	12/31/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2030/0649	2/18/2016	WD	Q	I	02	197,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DIETZEL PAUL T & UL						
1609/0085	2/27/2009	WD	U	V	30	138,000
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W15 FOP=[YR=2015] N8 W28 S4 E10 D2 R2 S2 E16$ W16 N2 U2 L2 W10 S4 W13 S31 FGR=[YR=2015] S21 E21 N21 W21$ E21 S3 E11 FOP=[YR=2015] S2 E7 N5 W6 S3 W1$ E1 N3 E6 S10 E17 N41$.

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	100	0	0	693.00	SF	5.20	5.20	100	2015	2015	3	96	3,459	
2	0462	ST/AL FNC	0	100	0	0	384.00	SF	10.00	10.00	100	2016	2016	3	84	3,226	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 6,961

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

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