LOT 38
IN OR 2120/995
BUCKHEAD II PUD PHASES 1 & 2

BANKS TYRONE & ANGELA P
30301 TROPHY TRAIL
BRYCEVILLE, FL 32009

2023

01-1S-24-018C-0038-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

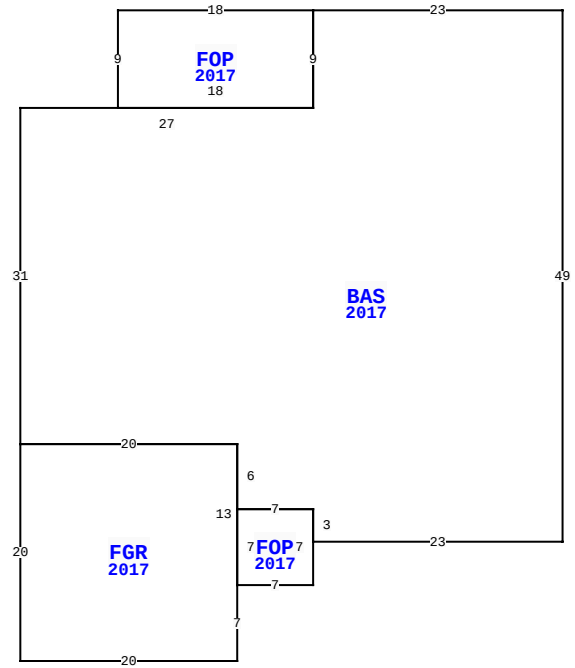
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2,006	232,466
FGR	400	55	220	25,495
FOP	49	30	15	1,739
FOP	162	30	49	5,678
TOTALS	2,617		2,290	265,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,290	99.5778	118.25	270,792	2017	2017	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2019 Heated Area: 2006 HX Base Yr 2019



30301 TROPHY TRL, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		265,376
TOTAL MARKET OB/XF VALUE		3,117
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		298,493
SOH/AGL Deduction		104,651
ASSESSED VALUE		193,842
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		143,842
TOTAL JUST VALUE		298,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1701851	CO ISSUED	0	03/08/2017
B1633188	NEW CONSTR	250,231	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2120/0995	5/12/2017	WD	Q	I	01	221,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BANKS TYRONE & ANGE						
1418/1787	6/09/2006	WD	U	V	19	158,000
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W23 FOP=[YR=2017] W18 S9 E18 N9$ S9 W27 S31
FGR=[YR=2017] S20 E20 N7 FOP=[YR=2017] E7 N7 W7 S7$ N13 W20$
E20 S6 E7 S3 E23 N49$.

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	618.00	SF	5.20	5.20	100	2017	2017	3	97	3,117	

LAND DESCRIPTION

TOTAL OB/XF 3,117

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 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