LOT 39
IN OR 1906/1089
BUCKHEAD II PUD PHASES 1 & 2

TURNER RANDY L & LAURA
30283 TROPHY TRAIL
BRYCEVILLE, FL 32009

2023

01-1S-24-018C-0039-0000

BUILDING CHARACTERISTICS

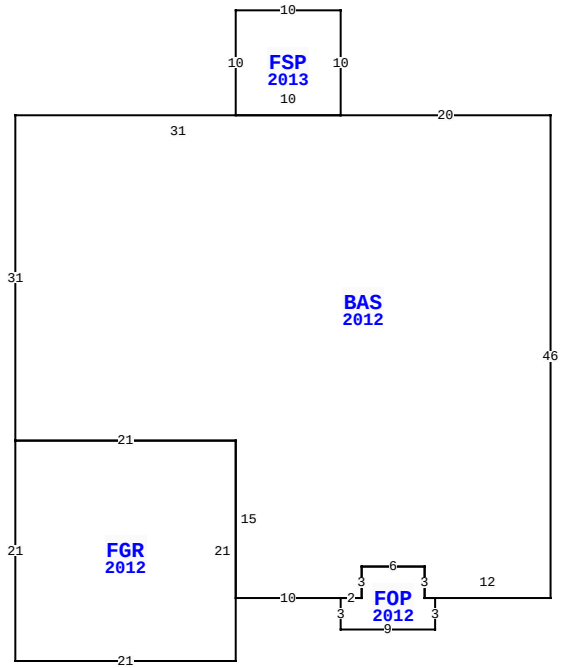
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,013	100	2,013	215,107
FGR	441	55	243	25,967
FOP	45	30	14	1,496
FSP	100	40	40	4,275
TOTALS	2,599		2,310	246,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,310	94.3740	112.07	258,882	2012	2012	0	0	0	4.65	95.35

1 SNGL FAM – 100% - 2014 Heated Area: 2013 HX Base Yr 2014



30283 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		246,844
TOTAL MARKET OB/XF VALUE		16,873
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		293,717
SOH/AGL Deduction		121,884
ASSESSED VALUE		171,833
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		116,833
TOTAL JUST VALUE		293,717
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217694	H/AC	0	10/01/2012
E25334	NEW CONSTR	0	08/01/2012
B26330	NEW CONSTR	231,236	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1906/1089	3/04/2014	WD	U	I	30	100
GRANTOR: TURNER RANDY L & LAUR						
GRANTEE: TURNER RANDY L & LA						
1853/0886	4/19/2013	WD	Q	I	02	177,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: TURNER RANDY L & LA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W20 FSP=[YR=2013] N10 W10 S10 E10$ W31 S31 FGR=[YR=2012] S21 E21 N21 W21$ E21 S15 E10 FOP=[YR=2012] S3 E9 N3 W1 N3 W6 S3 W2$ E2 N3 E6 S3 E12 N46$.

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	644.00	SF	5.20	5.20	100	2012	2012	3	94	3,148	
2	0476	VF 6 SBPL	0	100	0	0	162.00	LF	32.00	32.00	100	2013	2013	3	87	4,510	
3	0855	CONC PAVER	0	100	0	0	950.00	SF	10.00	10.00	100	2017	2017	3	97	9,215	

LAND DESCRIPTION

TOTAL OB/XF 16,873

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