LOT 41
IN OR 1964/1376
BUCKHEAD II PUD PHASES 1 & 2

HOOVER SAMUEL A & KRISTINA
30245 TROPHY TRAIL
BRYCEVILLE, FL 32009

2023

01-1S-24-018C-0041-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

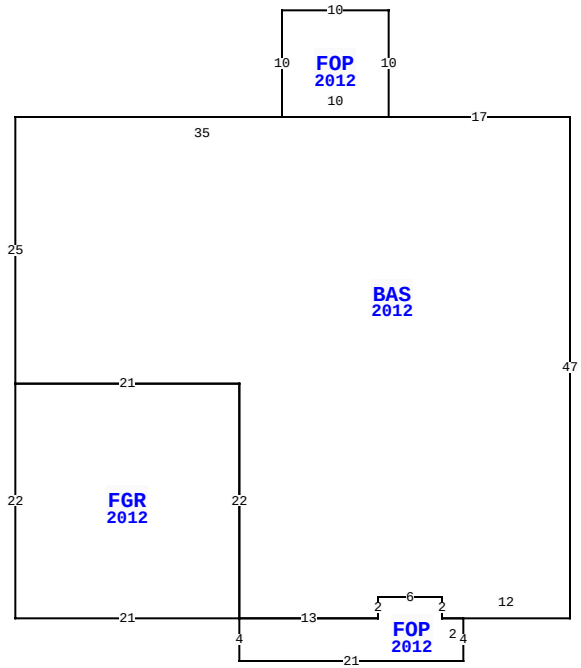
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,970	100	1,970	223,053
FGR	462	55	254	28,759
FOP	96	30	29	3,283
FOP	100	30	30	3,397
TOTALS	2,628		2,283	258,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,283	99.8424	118.56	270,672	2012	2012	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2016 Heated Area: 1970 HX Base Yr 2016



30245 TROPHY TR, 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		258,492
TOTAL MARKET OB/XF VALUE		3,490
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		291,982
SOH/AGL Deduction		111,400
ASSESSED VALUE		180,582
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,582
TOTAL JUST VALUE		291,982
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,577

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226331	CO ISSUED	0	01/25/2013
B1226331	CO ISSUED	0	01/25/2013
M1217659	H/AC	0	10/01/2012
E25335	NEW CONSTR	0	08/01/2012
B26331	NEW CONSTR	229,234	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1964/1376	2/02/2015	WD	Q	I	02	168,000
GRANTOR: FISHER LINDA LOVETT &						
GRANTEE: HOOVER SAMUEL A & K						
1838/1771	1/31/2013	WD	Q	I	02	174,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FISHER LINDA LOVETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W17 FOP=[YR=2012] N10 W10 S10 E10$ W35 S25
FGR=[YR=2012] S22 E21 FOP=[YR=2012] S4 E21 N4 W2 N2 W6 S2
W13$ N22 W21$ E21 S22E13 N2 E6 S2 E12 N47$.

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	714.00	SF	5.20	5.20	100	2012	2012	3	94	3,490	

LAND DESCRIPTION

TOTAL OB/XF 3,490

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