LOT 71
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

SPILLANE SEAN P
30097 TROPHY TRL
BRYCEVILLE, FL 32009

2023

01-1S-24-018C-0071-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 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

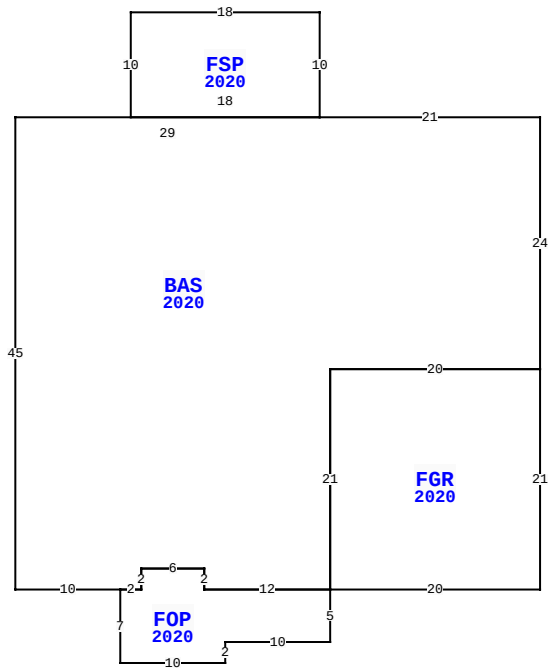
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,818	100	1,818	219,402
FGR	420	55	231	27,878
FOP	132	30	40	4,828
FSP	180	40	72	8,689
TOTALS	2,550		2,161	260,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,161	102.1356	121.29	262,108	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 1818 HX Base Yr 2021



30097 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		260,797
TOTAL MARKET OB/XF VALUE		3,820
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		294,617
SOH/AGL Deduction		112,896
ASSESSED VALUE		181,721
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		131,721
TOTAL JUST VALUE		294,617
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008991	CO ISSUED	0	09/28/2020
20002962	NEW CONSTR	251,202	04/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2404/0531	10/27/2020	WD	Q	I	01	247,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SPILLANE SEAN P						
2360/0443	5/05/2020	WD	U	V	30	30,000
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W21 FSP=[YR=2020] N10 W18 S10 E18$ W29 S45 E10 FOP=[YR=2020] S7 E10 N2 E10 N5 W12 N2 W6 S2 W2$ E2 N2 E6 S2 E12 FGR=[YR=2020] E20 N21 W20 S21$ N21 E20 N24$.

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	742.00	SF	5.20	5.20	100	2020	2020	3	99	3,820	

LAND DESCRIPTION

TOTAL OB/XF 3,820

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 02/18/2021 BY TW Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS