LOT 4
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

PARKES ALFRED III & SHARON R
30284 TROPHY TRL
BRYCEVILLE, FL 32009

2024

01-1S-24-018C-0004-0000

BUILDING CHARACTERISTICS

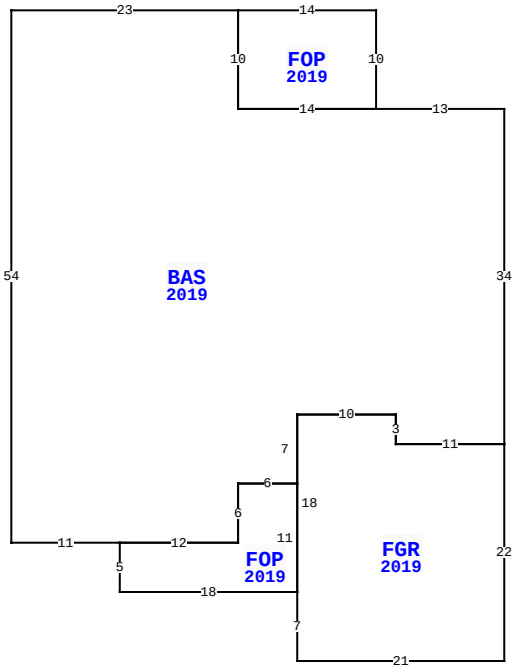
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,154	100	2,154	248,386
FGR	492	55	271	31,250
FOP	126	30	38	4,382
FOP	140	30	42	4,843
TOTALS	2,912		2,505	288,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,505	93.6576	117.07	293,260	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 2154 HX Base Yr 2021



30284 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		288,861
TOTAL MARKET OB/XF VALUE		3,180
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		322,041
SOH/AGL Deduction		88,064
ASSESSED VALUE		233,977
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		183,977
TOTAL JUST VALUE		322,041
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011552	CO ISSUED	0	11/04/2019
19001556	NEW CONSTR	287,167	02/19/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2330/0102	1/03/2020	WD	Q	I	01	235,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PARKES ALFRED III &						
1488/0836	3/28/2007	WD	U	V	19	138,000
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W13 FOP=[YR=2019] N10 W14 S10 E14$ W14 N10 W23 S54 E11 FOP=[YR=2019] S5 E18 FGR=[YR=2019] S7 E21 N22 W11 N3 W10 S18$ N11 W6 S6 W12$ E12 N6 E6 N7 E10 S3 E11 N34$.

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	624.00	SF	5.20	5.20	100	2019	2019	3	98	3,180	

LAND DESCRIPTION

TOTAL OB/XF 3,180

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		PUD	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 08/06/2024 BY SYS