

LOT 9
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

STRICKLAND JAMES A & KRISTAL B
30380 TROPHY TRAIL
BRYCEVILLE, FL 32009

2024

01-1S-24-018C-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 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	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	1,966	100	1,966	234,056
FGR	420	55	231	27,501
FOP	98	30	29	3,453
FOP	128	30	38	4,524
TOTALS	2,612		2,264	269,534

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	759.00	SF	5.20	5.20	100	2015
2	0810	CONCRETE A	0 100	13	11	143.00	SF	6.50	6.50	100	2018

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT	

1 SNGL FAM - 100% - 2021

Heated Area: 1966

HX Base Yr 2021

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

TOTAL OB/XF											
4,651											

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4,651											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 6
VALUATION BY											STANDARD
Tax Group: 6											Tax Dist:
BUILDING MARKET VALUE											269,534
TOTAL MARKET OB/XF VALUE											4,651
TOTAL LAND VALUE - MARKET											30,000
TOTAL MARKET VALUE											304,185
SOH/AGL Deduction											76,690
ASSESSED VALUE											227,495
TOTAL EXEMPTION VALUE											50,000
BASE TAXABLE VALUE											177,495
TOTAL JUST VALUE											304,185
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											292,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632048	SWIM POOL	0	04/29/2016
B1429135	NEW CONSTR	244,102	08/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2404/0704	10/26/2020	WD	Q	I	01	250,000
GRANTOR: FOWLER BRYCE W & ASHL						
GRANTEE: STRICKLAND JAMES A						
2192/0113	4/23/2018	WD	Q	I	01	219,900
GRANTOR: MCCONNELL DAVID W & A						
GRANTEE: FOWLER BRYCE W & AS						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W20 FOP=[YR=2015] N8 W16 S8 E16\$ W30 S48 E11 FOP=[YR=2015] S4 E21 N4 FGR=[YR=2015] E18 N21 W20 S21 E2\$ W13 N2 W7 S2 W1\$ E1 N2 E7 S2 E11 N21 E20 N27\$.											