LOT 19
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

ALLISON NOEL & TIMOTHY
30556 TROPHY TRL
BRYCEVILLE, FL 32009

2024

01-1S-24-018C-0019-0000

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	12	HARDWOOD 70
Interior Floo	14	CARPET 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

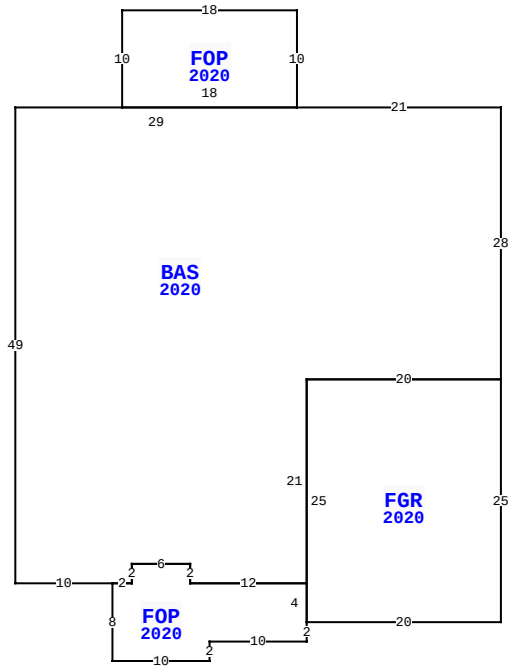
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,018	100	2,018	243,394
FGR	500	55	275	33,168
FOP	152	30	46	5,548
FOP	180	30	54	6,513
TOTALS	2,850		2,393	288,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,393	97.4610	121.83	291,539	2020	2020	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2024 Heated Area: 2018 HX Base Yr 2024



30556 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		288,624
TOTAL MARKET OB/XF VALUE		3,645
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		322,269
SOH/AGL Deduction		85,504
ASSESSED VALUE		236,765
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		186,765
TOTAL JUST VALUE		322,269
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008989	CO ISSUED	0	09/28/2020
20003130	NEW CONSTR	279,544	04/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2686/1374	12/18/2023	WD	Q	I	01	367,000
GRANTOR: DAVIS DONALD W III &						
GRANTEE: ALLISON NOEL & TIMO						
2398/0195	9/30/2020	WD	Q	I	01	244,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DAVIS DONALD W III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W21 FOP=[YR=2020] N10 W18 S10 E18$ W29 S49 E10
FOP=[YR=2020] S8 E10 N2 E10 N2 FGR=[YR=2020] E20 N25 W20
S25$ N4 W12 N2 W6 S2 W2$ E2 N2 E6 S2 E12 N21 E20 N28$.

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	708.00	SF	5.20	5.20	100	2020	2020	3	99	3,645	

LAND DESCRIPTION

TOTAL OB/XF 3,645

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