

LOT 23
IN OR 2205/1580
BUCKHEAD II PUD PHASES 1 & 2

NGO KHAI
30614 TROPHY TRAIL
BRYCEVILLE, FL 32009

2024

01-1S-24-018C-0023-0000



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	0 100
Occupancy	00	NONE 100

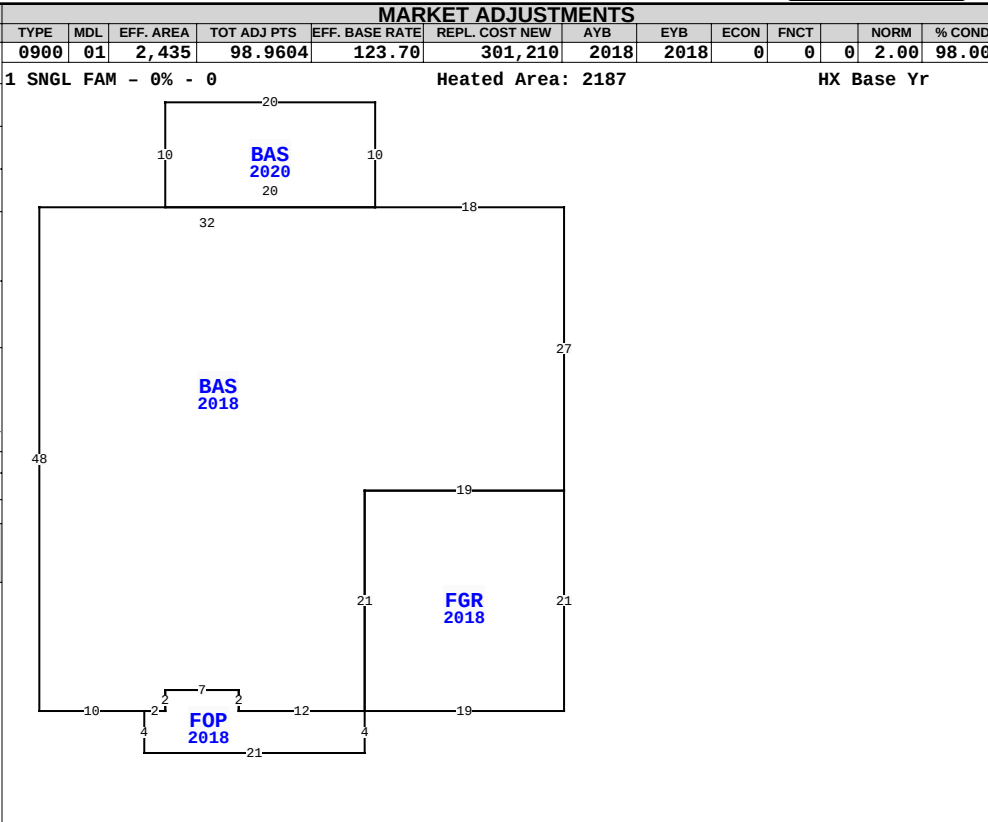
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,987	100	1,987	240,876
BAS	200	100	200	24,245
FGR	399	55	219	26,548
FOP	98	30	29	3,515

TOTALS	2,684		2,435	295,186
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	687.00	SF	5.20	5.20	
2	0812	CONCRETE C	0	0	52	20	1,040.00	SF	4.00	4.00	
3	0855	CONC PAVER	0	0	0	0	416.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT	



TOTAL OB/XF											
11,701											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						315,362					
TOTAL MARKET OB/XF VALUE						11,701					
TOTAL LAND VALUE - MARKET						30,000					
TOTAL MARKET VALUE						357,063					
SOH/AGL Deduction						27,638					
ASSESSED VALUE						329,425					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						329,425					
TOTAL JUST VALUE						357,063					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						343,990					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008103	GARAGE	50,232	09/03/2020
20003583	ADDITION	0	04/27/2020
17007226	NEW CONSTR	258,153	11/14/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2205/1580	6/22/2018	WD	Q	I	02	225,000	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: NGO KHAI							
1411/0672	5/11/2006	WD	U	V	19	158,000	
GRANTOR: CALICO DEVELOPMENT CO							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W18 BAS=[YR=2020] N10 W20 S10 E20\$ W32 S48 E10 FOP=[YR=2018] S4 E21 N4 W12 N2 W7 S2 W2\$ E2 N2 E7 S2 E12 FGR=[YR=2018] E19 N21 W19 S21\$ N21 E19 N27\$.											

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