

LOT 31
IN OR 1929/275
BUCKHEAD II PUD PHASES 1 & 2

BRANSON ROBERT E JR & BRANDY L
30473 TROPHY TRL
BRYCEVILLE, FL 32009

2024

01-1S-24-018C-0031-0000



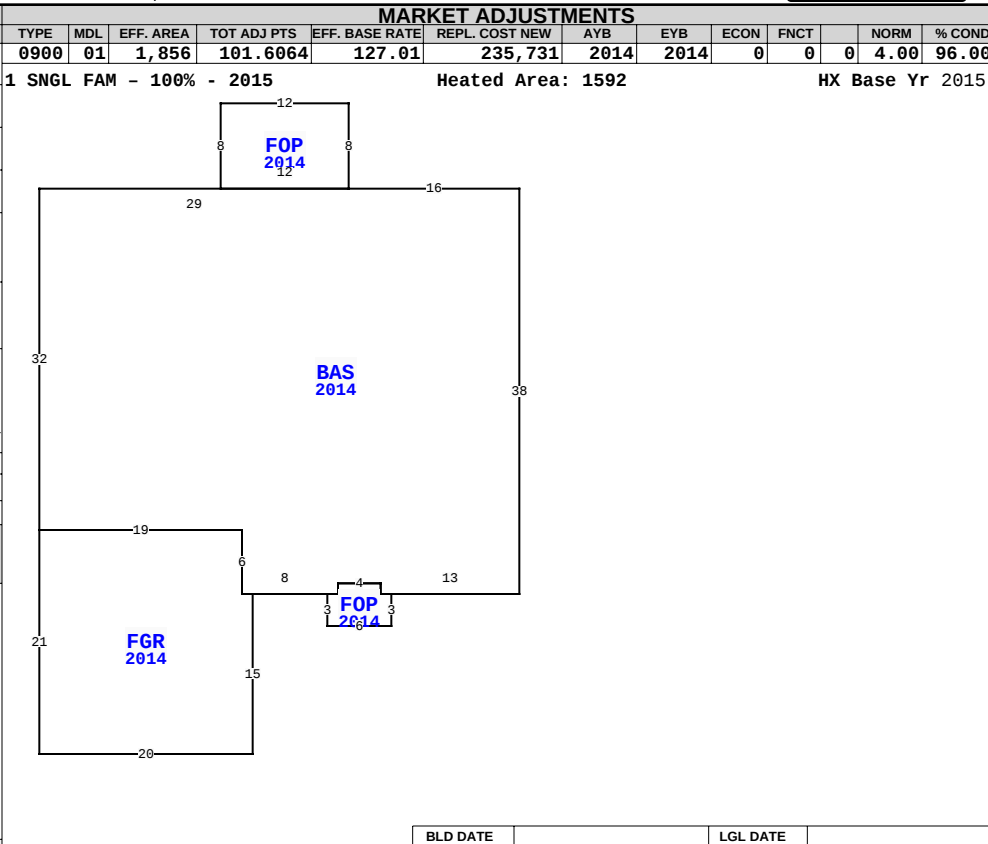
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,592	100	1,592	194,112
FGR	414	55	228	27,800
FOP	22	30	7	853
FOP	96	30	29	3,536
TOTALS	2,124		1,856	226,302

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0811	CONCRETE B	0 100	0	0	652.00	SF	5.20	5.20	100	2014	2014	3	95

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



30473 TROPHY TRL, BRYCEVILLE										BLD DATE	LGL DATE
										XF DATE	LAND DATE
										INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		226,302	
TOTAL MARKET OB/XF VALUE		3,221	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		259,523	
SOH/AGL Deduction		99,123	
ASSESSED VALUE		160,400	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		110,400	
TOTAL JUST VALUE		259,523	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		249,328	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327806	CO ISSUED	0	02/28/2014
B27806	NEW CONSTR	197,218	10/01/2013
E1326777	NEW CONSTR	0	10/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1929/0275	7/11/2014	WD	Q	I	01	180,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BRANSON ROBERT E JR						
1409/0458	5/03/2006	WD	U	V	19	158,000
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2014] W16 FOP=[YR=2014] N8 W12 S8 E12\$ W29 S32														
FGR=[YR=2014] S21 E20 N15 W1 N6 W19\$ E19 S6 E8 FOP=[YR=2014] S3 E6 N3 W1 N1 W4 S1 W1\$ E1 N1 E4 S1 E13 N38\$.														