LOT 32
IN OR 2008/798
BUCKHEAD II PUD PHASES 1 & 2

DUGGER CHARLES L & ALISHA
30451 TROPHY TRAIL
BRYCEVILLE, FL 32009

2024

01-1S-24-018C-0032-0000

BUILDING CHARACTERISTICS

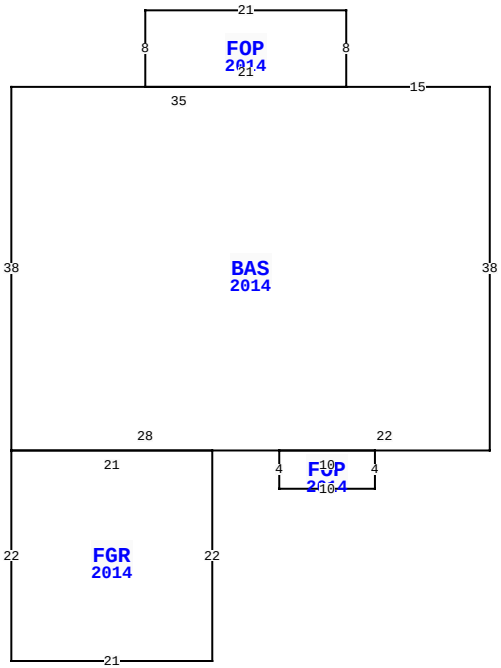
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,900	100	1,900	222,657
FGR	462	55	254	29,765
FOP	40	30	12	1,407
FOP	168	30	50	5,860
TOTALS	2,570		2,216	259,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,216	98.1666	122.71	271,925	2014	2014	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2016 Heated Area: 1900 HX Base Yr 2016



30451 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		259,688
TOTAL MARKET OB/XF VALUE		4,841
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		294,529
SOH/AGL Deduction		114,033
ASSESSED VALUE		180,496
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,496
TOTAL JUST VALUE		294,529
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428874	NEW CONSTR	233,386	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2008/0798	9/30/2015	WD	U	I	11	100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DUGGER CHARLES L &						
2006/1041	9/30/2015	WD	Q	I	01	195,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DUGGER CHARLES L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W15 FOP=[YR=2014] N8 W21 S8 E21$ W35 S38
FGR=[YR=2014] S22 E21 N22 W21$ E28 FOP=[YR=2014] S4 E10 N4
W10$ E22 N38$.

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	980.00	SF	5.20	5.20	100	2014	2014	3	95	4,841	

LAND DESCRIPTION

TOTAL OB/XF 4,841

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	000134	C	SFR POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS