LOT 35
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

GOURLEY TERESA L/E/
30361 TROPHY TRAIL
BRYCEVILLE, FL 32009

2024

01-1S-24-018C-0035-0000

NASSAU COUNTY PROPERTY

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 70
Interior Floo	08	SHT VINYL 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

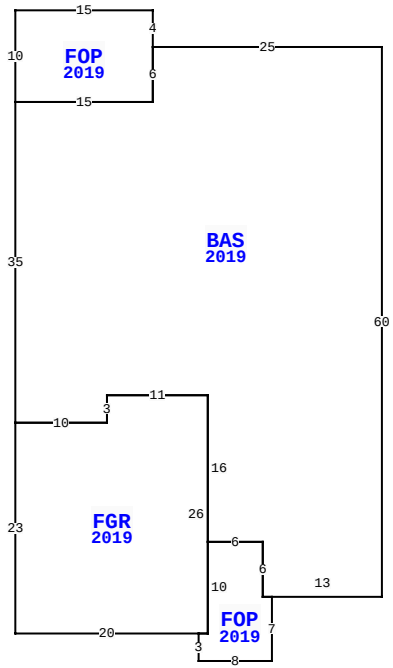
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,842	100	1,842	216,037
FGR	516	55	284	33,309
FOP	88	30	26	3,050
FOP	150	30	45	5,278
TOTALS	2,596		2,197	257,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,197	95.2560	119.07	261,597	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2020 Heated Area: 1842 HX Base Yr 2020



30361 TROPHY TRL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		257,673
TOTAL MARKET OB/XF VALUE		3,154
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		290,827
SOH/AGL Deduction		112,385
ASSESSED VALUE		178,442
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		128,442
TOTAL JUST VALUE		290,827
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002150	CO ISSUED	0	03/04/2019
18010766	NEW CONSTR	255,642	10/25/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2362/1578	5/21/2020	LE	U	I	11	100
GRANTOR: GOURLEY TERESA						
GRANTEE: FISKE ABIGAIL E						
2263/0976	3/22/2019	WD	Q	I	02	237,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GOURLEY TERESA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W25 FOP=[YR=2019] N4 W15 S10 E15 N6$ S6 W15 S35 FGR=[YR=2019] S23 E20 FOP=[YR=2019] S3 E8 N7 W1 N6 W6 S10 W1$ E1 N26 W11 S3 W10$ E10 N3 E11 S16 E6 S6 E13 N60$.

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	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	619.00	SF	5.20	5.20	100	2019	2019	3	98	3,154	

LAND DESCRIPTION

TOTAL OB/XF 3,154

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 03/12/2019 BY TW Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS