

LOT 39
IN OR 1906/1089
BUCKHEAD II PUD PHASES 1 & 2

TURNER RANDY L & LAURA
30283 TROPHY TRAIL
BRYCEVILLE, FL 32009

2024

01-1S-24-018C-0039-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
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	0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

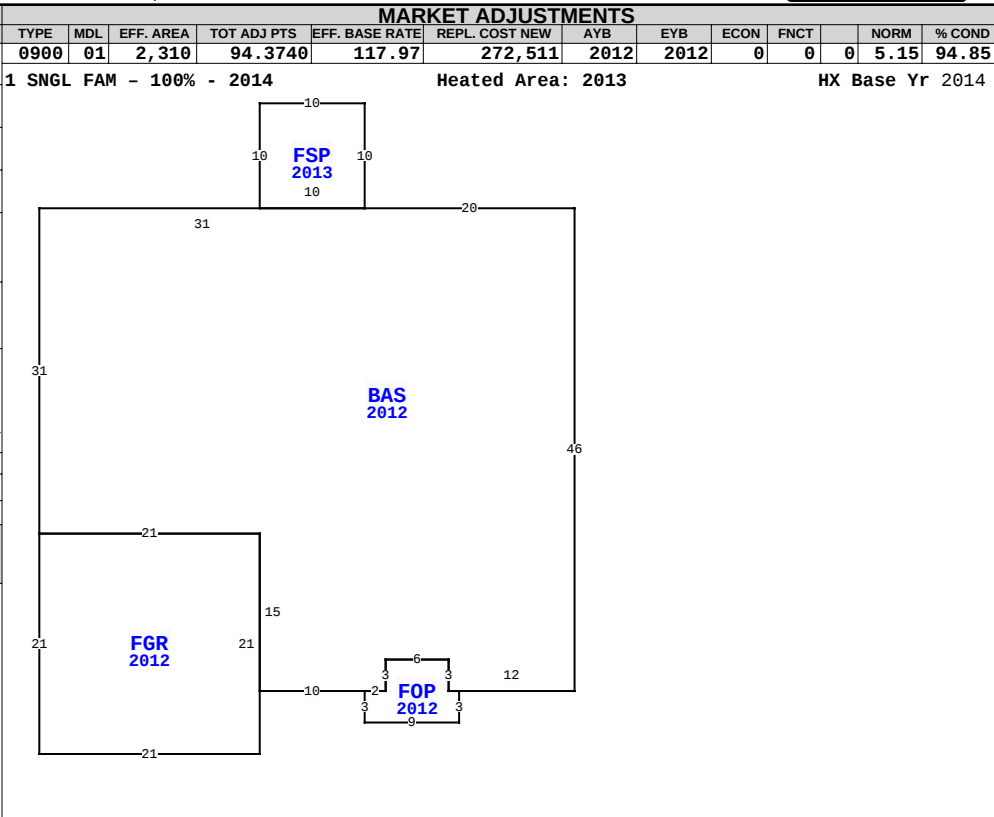
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,013	100	2,013	225,244
FGR	441	55	243	27,191
FOP	45	30	14	1,567
FSP	100	40	40	4,476

TOTALS	2,599		2,310	258,477
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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	100	0	0	644.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	162.00	LF	32.00	32.00	
3	0855	CONC PAVER	0	100	0	0	950.00	SF	10.00	10.00	
4	0351	CARPORT MT	0	100	40	18	720.00	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	100	0003	PUD	0.00	0.00	1.00	LT	



30283 TROPHY TRL, BRYCEVILLE

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

TOTAL OB/XF											
22,351											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						258,477					
TOTAL MARKET OB/XF VALUE						22,351					
TOTAL LAND VALUE - MARKET						30,000					
TOTAL MARKET VALUE						310,828					
SOH/AGL Deduction						133,840					
ASSESSED VALUE						176,988					
TOTAL EXEMPTION VALUE						55,000					
BASE TAXABLE VALUE						121,988					
TOTAL JUST VALUE						310,828					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						293,717					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217694	H/AC	0	10/01/2012
E25334	NEW CONSTR	0	08/01/2012
B26330	NEW CONSTR	231,236	08/01/2012

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1906/1089	3/04/2014	WD	U	I	30	100			
GRANTOR: TURNER RANDY L & LAUR									
GRANTEE: TURNER RANDY L & LA									
1853/0886	4/19/2013	WD	Q	I	02	177,900			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: TURNER RANDY L & LA									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2012] W20 FSP=[YR=2013] N10 W10 S10 E10\$ W31 S31 FGR=[YR=2012] S21 E21 N21 W21\$ E21 S15 E10 FOP=[YR=2012] S3 E9 N3 W1 N3 W6 S3 W2\$ E2 N3 E6 S3 E12 N46\$.											