LOT 56
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

HAUSER CHAWN/NEPRUD BRITNEY
30044 TROPHY TRAIL
BRYCEVILLE, FL 32009

2024

01-1S-24-018C-0056-0000

BUILDING CHARACTERISTICS

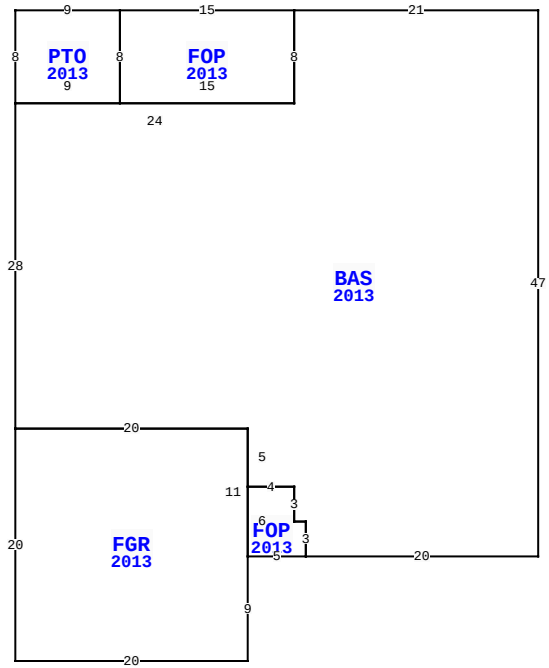
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,676	100	1,676	200,985
FGR	400	55	220	26,382
FOP	27	30	8	960
FOP	120	30	36	4,318
PTO	72	5	4	479
TOTALS	2,295		1,944	233,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,944	100.4598	125.57	244,108	2013	2013	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2023 Heated Area: 1676 HX Base Yr 2023



30044 TROPHY TR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		233,123
TOTAL MARKET OB/XF VALUE		3,123
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		266,246
SOH/AGL Deduction		2,773
ASSESSED VALUE		263,473
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		213,473
TOTAL JUST VALUE		266,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327127	CO ISSUED	0	01/27/2014
M18378	H/AC	0	06/01/2013
P16559	NEW CONSTR	0	05/01/2013
B27127	NEW CONSTR	192,985	04/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2588/1136	8/30/2022	WD	Q	I	01	340,000
GRANTOR: CHRISTY MICHAEL S & D						
GRANTEE: HAUSER CHAWN & BRIT						
1927/1516	7/02/2014	WD	Q	I	01	174,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CHRISTY MICHAEL S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W21 FOP=[YR=2013] W15 PTO=[YR=2013] W9 S8 E9 N8$ S8 E15 N8 $ S8 W24 S28 FGR=[YR=2013] S20 E20 N9 FOP=[YR=2013] E5 N3 W1 N3 W4 S6$ N11 W20$ E20 S5 E4 S3 E1 S3 E20 N47$.

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	639.00	SF	5.20	5.20	100	2013	2013	3	94	3,123	

LAND DESCRIPTION

TOTAL OB/XF 3,123

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	000100	C	SFR	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