LOT 64
IN OR 2159/1496
BUCKHEAD II PUD PHASES 1 & 2

KING DANIEL RAY & MONICA LYNN
30164 TROPHY TRAIL
BRYCEVILLE, FL 32009

**2024**

**01-1S-24-018C-0064-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

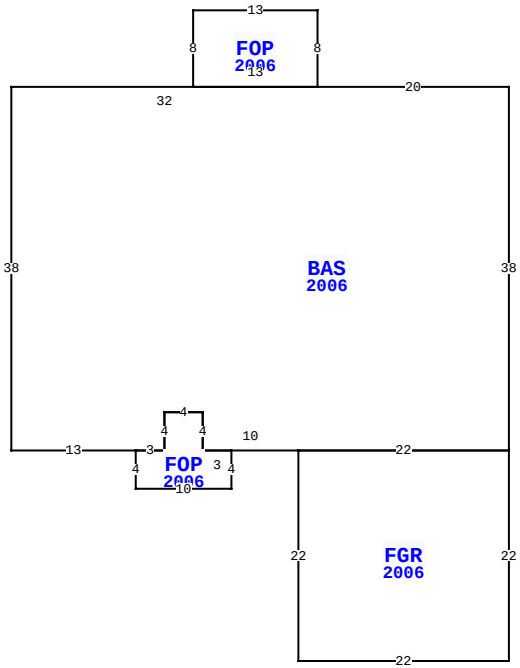
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 | 1,960 | 100 | 1,960 | 212,179 |
| FGR | 484 | 55 | 266 | 28,796 |
| FOP | 56 | 30 | 17 | 1,841 |
| FOP | 104 | 30 | 31 | 3,356 |
| TOTALS | 2,604 | | 2,274 | 246,171 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,274 | 94.2858 | 117.86 | 268,014 | 2006 | 2006 | 0 | 0 | 0 | 8.15 | 91.85 |

1 SNGL FAM – 100% - 2018 Heated Area: 1960 HX Base Yr 2018




30164 TROPHY TR, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 246,171 |
| TOTAL MARKET OB/XF VALUE | | 3,741 |
| TOTAL LAND VALUE - MARKET | | 30,000 |
| TOTAL MARKET VALUE | | 279,912 |
| SOH/AGL Deduction | | 97,517 |
| ASSESSED VALUE | | 182,395 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 132,395 |
| TOTAL JUST VALUE | | 279,912 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 268,904 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C16583 | CO ISSUED | 0 | 10/01/2005 |
| B16583 | NEW CONSTR | 0 | 10/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2159/1496 | 11/22/2017 | WD | Q | I | 01 | 198,700 |
| GRANTOR: AAW37 LAND TRUST ET A | | | | | | |
| GRANTEE: KING DANIEL RAY & M | | | | | | |
| 2124/0828 | 5/10/2017 | SW | U | I | 12 | 123,700 |
| GRANTOR: LOANCARE LLC | | | | | | |
| GRANTEE: AAW37 LAND TRUST | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W20 FOP=[YR=2006] N8 W13 S8 E13$ W32 S38 E13
FOP=[YR=2006] S4 E10 N4 W3 N4 W4 S4 W3$ E3 N4 E4 S4 E10
FGR=[YR=2006] S22 E22 N22 W22$ 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,075.00 | SF | 4.00 | 4.00 | 100 | 2006 | 2006 | 3 | 87 | 3,741 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,741

| 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