

LOT 70
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

CHAMBERS CAMERON & CAITLIN
30075 TROPHY TRAIL
BRYCEVILLE, FL 32009

2024

01-1S-24-018C-0070-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
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

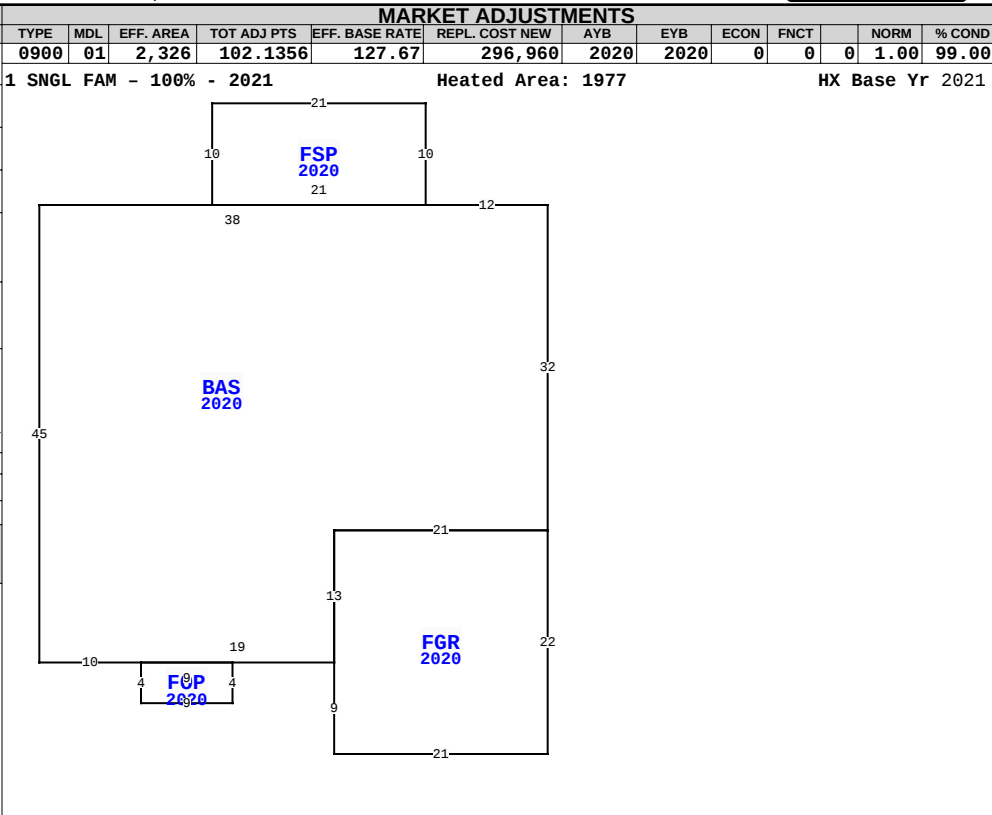
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,977	100	1,977	249,880
FGR	462	55	254	32,104
FOP	36	30	11	1,390
FSP	210	40	84	10,617

TOTALS	2,685		2,326	293,990
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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	634.00	SF	5.20	5.20	
2	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



30075 TROPHY TR, BRYCEVILLE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
6,504											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						293,990					
TOTAL MARKET OB/XF VALUE						6,504					
TOTAL LAND VALUE - MARKET						30,000					
TOTAL MARKET VALUE						330,494					
SOH/AGL Deduction						97,213					
ASSESSED VALUE						233,281					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						183,281					
TOTAL JUST VALUE						330,494					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						317,322					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230014070		124,418	11/01/2023
20010158	CO ISSUED	0	10/23/2020
20002246	NEW CONSTR	271,764	03/25/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2409/0198	11/13/2020	WD	Q	I	01	246,200	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: CHAMBERS CAMERON &							
2360/0419	5/05/2020	WD	U	V	30	30,000	
GRANTOR: CALICO DEVELOPMENT CO							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W12 FSP=[YR=2020] N10 W21 S10 E21\$ W38 S45 E10 FOP=[YR=2020] S4 E9 N4 W9\$ E19 FGR=[YR=2020] S9 E21 N22 W21 S13\$ N13 E21 N32\$.											