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

HALL JASON & STEPHANIE
30218 TROPHY TRL
BRYCEVILLE, FL 32009

2025

01-1S-24-018C-0001-0000

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	11	CLAY TILE 60
Interior Floo	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		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

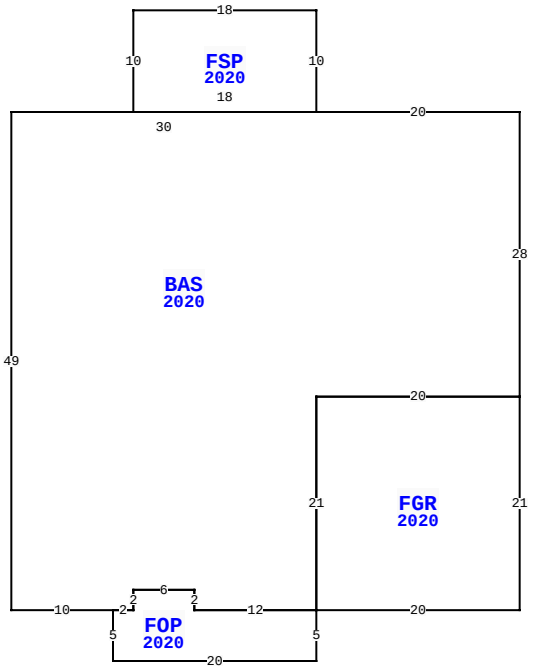
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,018	100	2020	2,018	257,173
FGR	420	55	2020	231	29,439
FOP	112	30	2020	34	4,333
FSP	180	40	2020	72	9,175
TOTALS	2,730			2,355	300,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,355	129.3796	129.38	304,690	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2018 HX Base Yr 2023



30218 TROPHY TRL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		300,120
TOTAL MARKET OB/XF VALUE		3,715
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		330,835
SOH/AGL Deduction		69,087
ASSESSED VALUE		261,748
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		211,026
TOTAL JUST VALUE		330,835
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2011458	CO ISSUED	0	11/19/2020
20004890	NEW CONSTR	274,496	06/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2609/1341	12/19/2022	WD	Q	I	01	409,000
GRANTOR: WRIGHT DALE R & REBEC						
GRANTEE: HALL JASON & STEPHA						
2420/1070	12/18/2020	WD	Q	I	01	249,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WRIGHT DALE R & REB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W20 FSP=[YR=2020] N10 W18 S10 E18$ W30 S49 E10 FOP=[YR=2020] S5 E20 N5 FGR=[YR=2020] E20 N21 W20 S21$ W12 N2 W6 S2 W2$ E2 N2 E6 S2 E12 N21 E20 N28$.

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	729.00	SF	5.20	5.20	100	2020	2020	3	98	3,715	

LAND DESCRIPTION

TOTAL OB/XF 3,715

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	27,000.00	27,000.00	27,000							

REVIEW DATE 02/18/2021 BY TW Total Acres: 0.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 07/30/2025 BY SYS