LOT 3
IN OR 2540/1320
BUCKHEAD II PUD PHASES 1 & 2

CLEVENGER CATHY L & MELVIN E
30262 TROPHY TRAIL
BRYCEVILLE, FL 32009

2025

01-1S-24-018C-0003-0000

BUILDING CHARACTERISTICS

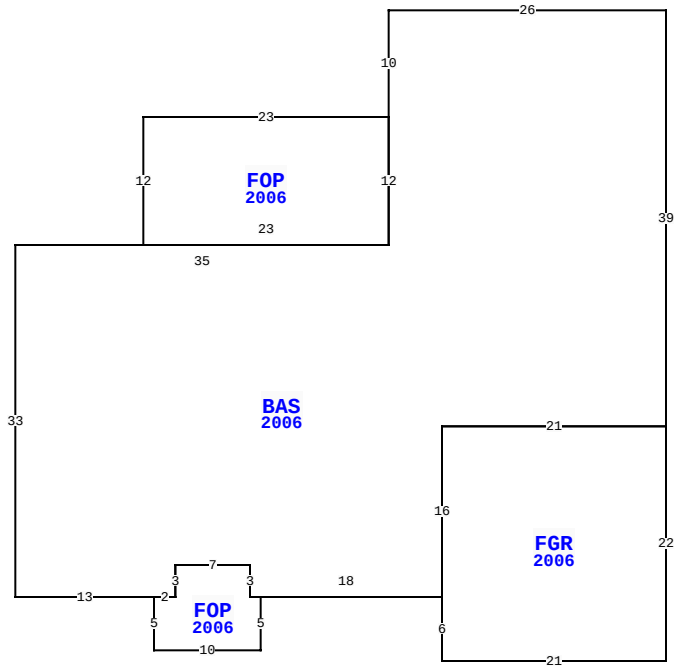
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,228	100	2006	2,228	240,204
FGR	462	55	2006	254	27,384
FOP	71	30	2006	21	2,264
FOP	276	30	2006	83	8,949
TOTALS	3,037			2,586	278,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,586	118.0176	118.02	305,200	2006	2006	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2007 Heated Area: 2228 HX Base Yr 2007



30262 TROPHY TRL, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		357,736
TOTAL MARKET OB/XF VALUE		8,925
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		393,661
SOH/AGL Deduction		152,565
ASSESSED VALUE		241,096
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		190,374
TOTAL JUST VALUE		393,661
NCON VALUE		83,736
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002828	POUR CONCRETE PAD	77,028	03/12/2024
C0616898	CO ISSUED	0	11/15/2005
B0616898	NEW CONSTR	0	11/15/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2540/1320	2/11/2022	QC	U	I	11	89,000
GRANTOR: CLEVENGER CATHY L						
GRANTEE: CLEVENGER CATHY L &						
1464/1401	12/11/2006	WD	Q	I		242,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: POLLOCK CATHY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W26 S10 FOP=[YR=2006] W23 S12 E23 N12$ S12 W35 S33 E13 FOP=[YR=2006] S5 E10 N5 W1 N3 W7 S3 W2$ E2 N3 E7 S3 E18 FGR=[YR=2006] S6 E21 N22 W21 S16$ N16 E21 N39$.

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	1,199.00	SF	4.00	4.00	100	2006	2006	3	86	4,125	
2	0812	CONCRETE C	0	100	0	0	1,200.00	SF	4.00	4.00	100	2025	2024		100	4,800	

LAND DESCRIPTION

TOTAL OB/XF 8,925

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	27,000.00	27,000.00	27,000							

REVIEW DATE 01/17/2025 BY WWA Total Acres: 0.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

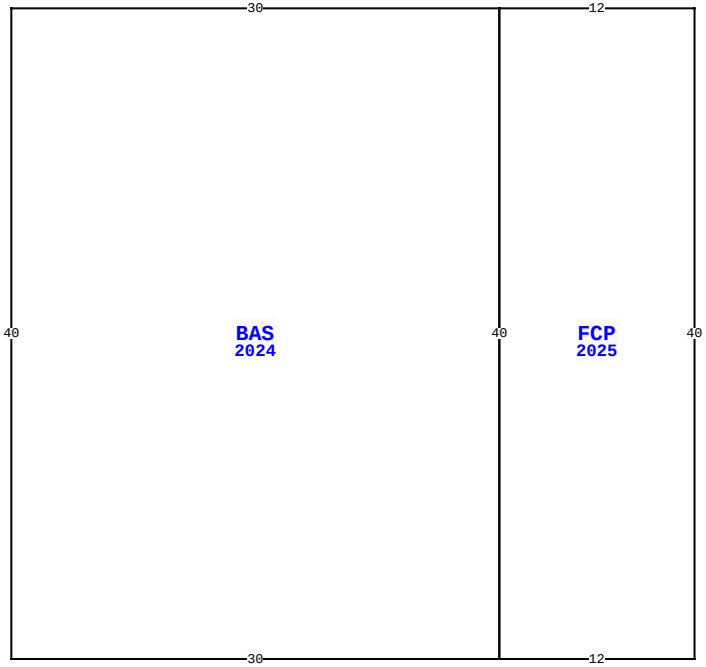
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2024	1,200	71,760
FCP	480	25	2025	120	7,176
TOTALS	1,680			1,320	78,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,320	59.8000	59.80	78,936	2024	2024	0	0	0	0.00	100.00

2 SINGLE FAM – 100% - 2025 Heated Area: 1200 HX Base Yr 2007



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GRANTEE: CLEVENGER CATHY L &						
1464/1401	12/11/2006	WD	Q	I		242,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: POLLOCK CATHY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S40 W30 N40 $
FCP=[YR=2025;ORIG=80,10] E12 S40 W12 N40 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/17/2025 BY WWA Total Acres: 0.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 07/30/2025 BY SYS