LOT 4
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

PARKES ALFRED III & SHARON R
30284 TROPHY TRL
BRYCEVILLE, FL 32009

2025

01-1S-24-018C-0004-0000

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 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	06	Quality Level 06

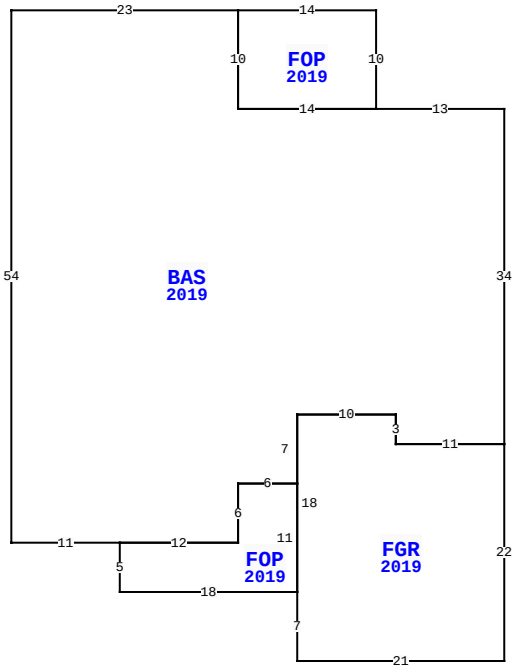
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,154	100	2019	2,154	252,614
FGR	492	55	2019	271	31,782
FOP	126	30	2019	38	4,456
FOP	140	30	2019	42	4,925
TOTALS	2,912			2,505	293,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,505	119.6736	119.67	299,773	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2154 HX Base Yr 2021



30284 TROPHY TRL, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		293,778
TOTAL MARKET OB/XF VALUE		3,147
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		323,925
SOH/AGL Deduction		83,163
ASSESSED VALUE		240,762
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		190,040
TOTAL JUST VALUE		323,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011552	CO ISSUED	0	11/04/2019
19001556	NEW CONSTR	287,167	02/19/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2330/0102	1/03/2020	WD	Q	I	01	235,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PARKES ALFRED III &						
1488/0836	3/28/2007	WD	U	V	19	138,000
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W13 FOP=[YR=2019] N10 W14 S10 E14$ W14 N10 W23 S54 E11 FOP=[YR=2019] S5 E18 FGR=[YR=2019] S7 E21 N22 W11 N3 W10 S18$ N11 W6 S6 W12$ E12 N6 E6 N7 E10 S3 E11 N34$.

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	624.00	SF	5.20	5.20	100	2019	2019	3	97	3,147	

LAND DESCRIPTION

TOTAL OB/XF 3,147

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