LOT 5
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

LOSEY JESSE & MAURINE
300 LAKE SHORE DR
MIDWAY, GA 31320

2025

01-1S-24-018C-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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

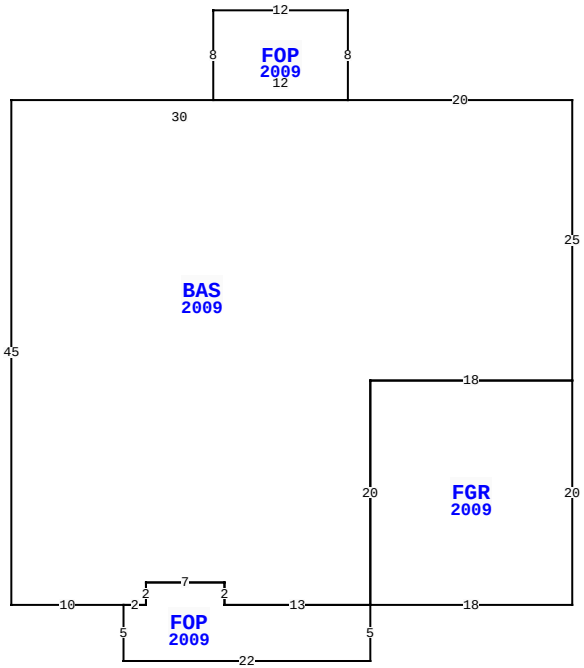
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,876	100	2009	1,876	232,943
FGR	360	55	2009	198	24,586
FOP	96	30	2009	29	3,601
FOP	124	30	2009	37	4,594
TOTALS	2,456			2,140	265,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,140	133.6622	133.66	286,032	2009	2009	0	0	0	7.10	92.90

1 SINGLE FAM – 100% - 2025 Heated Area: 1876 HX Base Yr 2025



30302 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		265,724
TOTAL MARKET OB/XF VALUE		3,540
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		296,264
SOH/AGL Deduction		0
ASSESSED VALUE		296,264
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		245,542
TOTAL JUST VALUE		296,264
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21853	CO ISSUED	0	02/27/2009
M14205	H/AC	0	10/01/2008
E21235	ELEC OTHER	2,000	09/01/2008
R11521	REPAIR/RRF	2,800	09/01/2008
B21853	NEW CONSTR	200,000	09/01/2008
P13475	OTHER	0	09/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2795/168	6/17/2025	WD	Q	I	01	380,000
GRANTOR: PERKINS NICHOLAS RAYM						
GRANTEE: LOSEY JESSE & MAURI						
2706/892	4/03/2024	WD	Q	I	01	371,000
GRANTOR: LANGSTON STEPHANIE						
GRANTEE: PERKINS NICHOLAS RA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W20 FOP=[YR=2009] N8 W12 S8 E12$ W30 S45 E10
FOP=[YR=2009] S5 E22 N5 W13 N2 W7 S2 W2$ E2 N2 E7 S2 E13
FGR=[YR=2009] E18 N20 W18 S20$ N20 E18 N25$.

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	765.00	SF	5.20	5.20	100	2009	2009	3	89	3,540	

LAND DESCRIPTION

TOTAL OB/XF 3,540

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 04/15/2025 BY WWA Total Acres: 0.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 07/30/2025 BY SYS