LOT 6
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

FINK ROBERT L JR
32098 SETTLERS RIDGE DRIVE
BRYCEVILLE, FL 32009

2025

01-1S-24-018C-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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

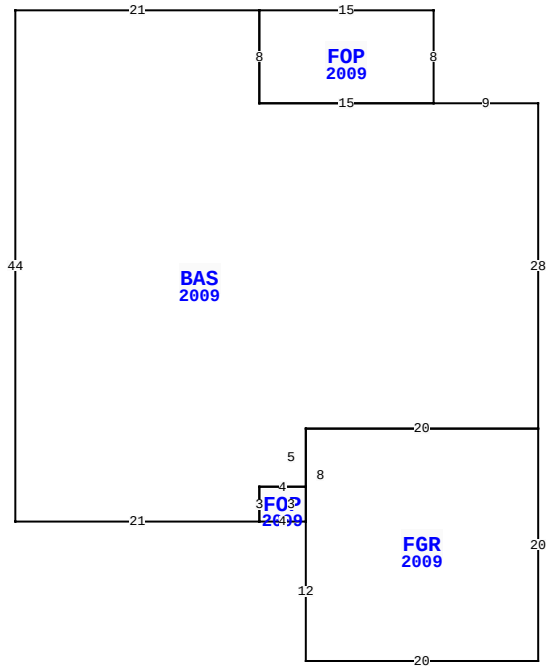
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100	2009	1,616	185,172
FGR	400	55	2009	220	25,209
FOP	12	30	2009	4	459
FOP	120	30	2009	36	4,125
TOTALS	2,148			1,876	214,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,876	123.4065	123.41	231,517	2009	2009	0	0	0	7.15	92.85

1 SINGLE FAM – 0% - 2025 Heated Area: 1616 HX Base Yr



30324 TROPHY TRL, BRYCEVILLE

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

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	0	0	0	687.00	SF	5.20	5.20	100	2009	2009	3	89	3,179	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	214,964
TOTAL MARKET OB/XF VALUE	3,179
TOTAL LAND VALUE - MARKET	27,000
TOTAL MARKET VALUE	245,143
SOH/AGL Deduction	0
ASSESSED VALUE	245,143
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,143
TOTAL JUST VALUE	245,143
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21836	CO ISSUED	0	02/27/2009
M14192	H/AC	0	10/01/2008
E21273	ELEC OTHER	2,000	09/01/2008
R11512	REPAIR/RRF	2,800	09/01/2008
B21836	NEW CONSTR	150,000	09/01/2008
P13478	OTHER	0	09/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2736/326	8/30/2024	WD	Q	I	01	322,500
GRANTOR: BHKN IV LLC						
GRANTEE: FINK ROBERT L JR						
2597/0493	10/06/2022	SW	U	I	11	100
GRANTOR: JAXSAT GROUP LLC						
GRANTEE: BHKN IV LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W9 FOP=[YR=2009] N8 W15 S8 E15$ W15 N8 W21 S44 E21 FOP=[YR=2009] E4 FGR=[YR=2009] S12 E20 N20 W20 S8$ N3 W4 S3$ N3 E4 N5 E20 N28$.

LAND DESCRIPTION

TOTAL OB/XF 3,179

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	0	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