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

CREWS TISON JAMES & CHELSEY JORDAN
30344 TROPHY TRL
BRYCEVILLE, FL 32009

2025

01-1S-24-018C-0007-0000

BUILDING CHARACTERISTICS

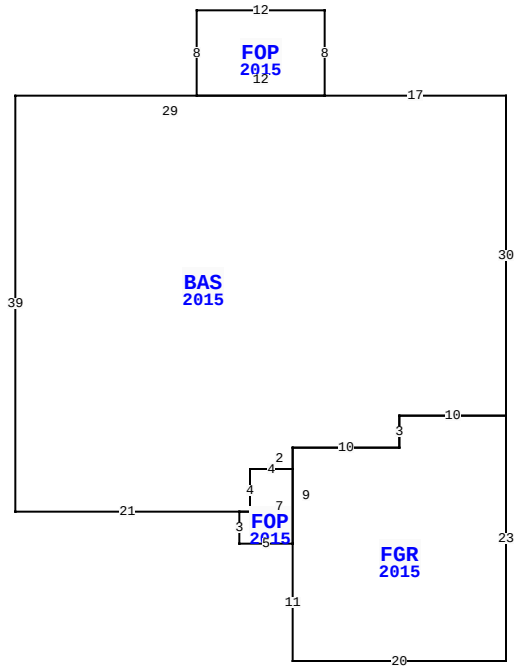
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,628	100	2015	1,628	198,861
FGR	430	55	2015	236	28,828
FOP	31	30	2015	9	1,099
FOP	96	30	2015	29	3,542
TOTALS	2,185			1,902	232,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,902	127.2383	127.24	242,010	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1628 HX Base Yr 2025



30344 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		232,330
TOTAL MARKET OB/XF VALUE		2,964
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		262,294
SOH/AGL Deduction		0
ASSESSED VALUE		262,294
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		211,572
TOTAL JUST VALUE		262,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429116	NEW CONSTR	201,076	07/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2639/1205	5/05/2023	WD	Q	I	01	335,000
GRANTOR: ULRICH JARAMY SHAUN &						
GRANTEE: CREWS TISON JAMES &						
1994/1624	7/20/2015	WD	Q	I	01	179,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ULRICH JARAMY SHAUN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W17 FOP=[YR=2015] N8 W12 S8 E12$ W29 S39 E21
FOP=[YR=2015] S3 E5 FGR=[YR=2015] S11 E20 N23 W10 S3 W10 S9$
N7 W4 S4 W1$ E1 N4 E4 N2 E10 N3 E10 N30$.

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	600.00	SF	5.20	5.20	100	2015	2015	3	95	2,964	

LAND DESCRIPTION

TOTAL OB/XF 2,964

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 07/30/2025 BY SYS