LOT 8
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

SIZEMORE CLAUDIA L/MORRIS MELINDA ET AL
30368 TROPHY TRL
BRYCEVILLE, FL 32009

2025

01-1S-24-018C-0008-0000

NASSAU COUNTY PROPERTY

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

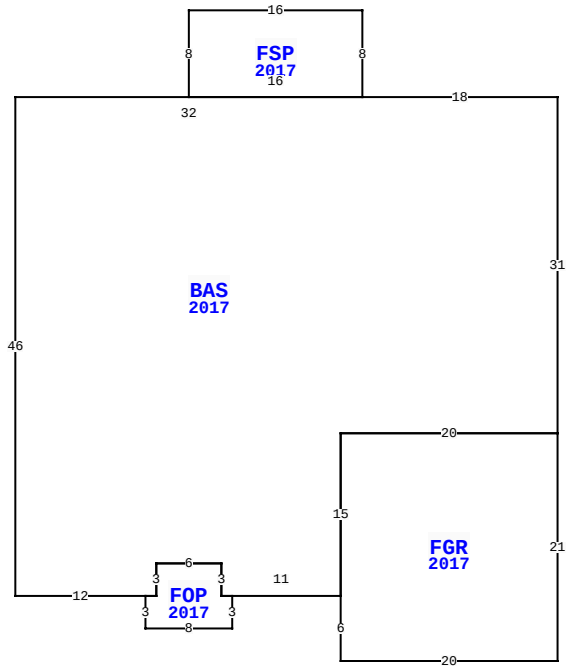
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,982	100	2017	1,982	242,452
FGR	420	55	2017	231	28,257
FOP	42	30	2017	13	1,590
FSP	128	40	2017	51	6,239
TOTALS	2,572			2,277	278,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,277	126.1113	126.11	287,152	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1982 HX Base Yr 2021



30368 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		278,537
TOTAL MARKET OB/XF VALUE		3,000
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		308,537
SOH/AGL Deduction		111,317
ASSESSED VALUE		197,220
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		141,498
TOTAL JUST VALUE		308,537
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004491	CO ISSUED	0	12/04/2017
17004491	NEW CONSTR	250,543	07/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2386/1336	8/16/2020	WD	Q	I	01	243,000
GRANTOR: GETMAN DAVID M						
GRANTEE: SIZEMORE-POWELL CHE						
2167/0448	12/22/2017	WD	Q	I	02	217,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GETMAN DAVID M & SU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W18 FSP=[YR=2017] N8 W16 S8 E16$ W32 S46 E12
FOP=[YR=2017] S3 E8 N3 W1 N3 W6 S3 W1$ E1 N3 E6 S3 E11
FGR=[YR=2017] S6 E20 N21 W20 S15 $ N15 E20 N31$.

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	601.00	SF	5.20	5.20	100	2017	2017	3	96	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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