LOT 10
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

STEWART DANIEL J & MICHELLE L
30386 TROPHY TRL
BRYCEVILLE, FL 32009

2025

01-1S-24-018C-0010-0000

BUILDING CHARACTERISTICS

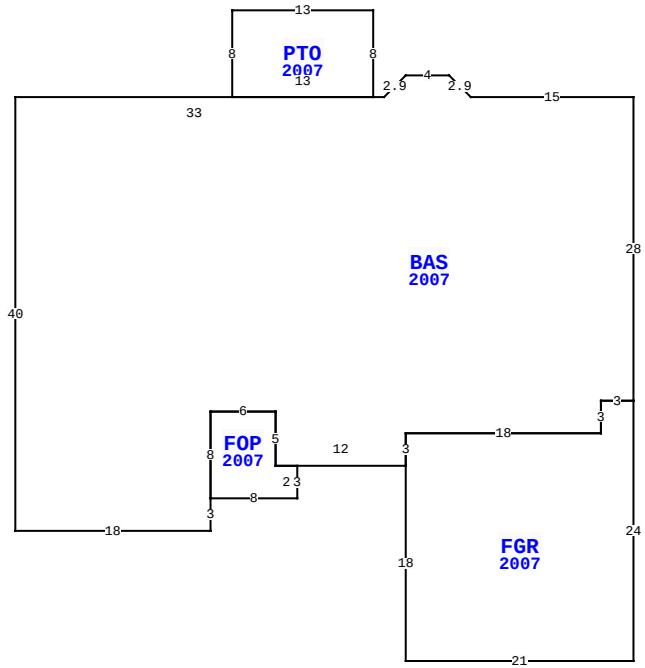
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,956	100	2007	1,956	222,430
FGR	450	55	2007	248	28,202
FOP	54	30	2007	16	1,820
PTO	104	5	2007	5	569
TOTALS	2,564			2,225	253,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,225	123.7446	123.74	275,322	2007	2007	0	0	0	8.10	91.90

1 SINGLE FAM – 100% - 2023 Heated Area: 1956 HX Base Yr 2023



30386 TROPHY TRL, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		253,021
TOTAL MARKET OB/XF VALUE		5,333
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		285,354
SOH/AGL Deduction		97,689
ASSESSED VALUE		187,665
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		136,943
TOTAL JUST VALUE		285,354
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000045	REPAIR/RRF	13,013	01/03/2022
E19378	ELEC OTHER	2,000	06/01/2007
M13026	MECH OTHER	0	06/01/2007
P12405	OTHER	0	05/01/2007
C19821	CO ISSUED	158,070	04/01/2007
R10305	REPAIR/RRF	2,800	04/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2530/0116	1/07/2022	WD	Q	I	02	320,000
GRANTOR: LOWE RAYMOND M &						
GRANTEE: STEWART DANIEL J &						
1623/1396	5/20/2009	WD	Q	I	01	185,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LOWE RAYMOND M & DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W15 U2 L2 W4 D2 L2 W1 PTO=[YR=2007] N8 W13 S8 E13$ W33 S40 E18 N3 FOP=[YR=2007] E8 N3 W2 N5 W6 S8$ N8 E6 S5 E12 FGR=[YR=2007] S18 E21 N24 W3 S3 W18 S3$ N3 E18 N3 E3 N28$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	1,800	
2	0811	CONCRETE B	0	100	0	0	781.00	SF	5.20	5.20	100	2007	2007	3	87	3,533	

LAND DESCRIPTION

TOTAL OB/XF 5,333

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 03/31/2022 BY TWA Total Acres: 0.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 07/30/2025 BY SYS