LOT 15
IN OR 2145/1208
BUCKHEAD II PUD PHASES 1 & 2

PAPARO MARTIN ANDREW & JENNIFER LYNN
30480 TROPHY TRAIL
BRYCEVILLE, FL 32009

2025

01-1S-24-018C-0015-0000

BUILDING CHARACTERISTICS

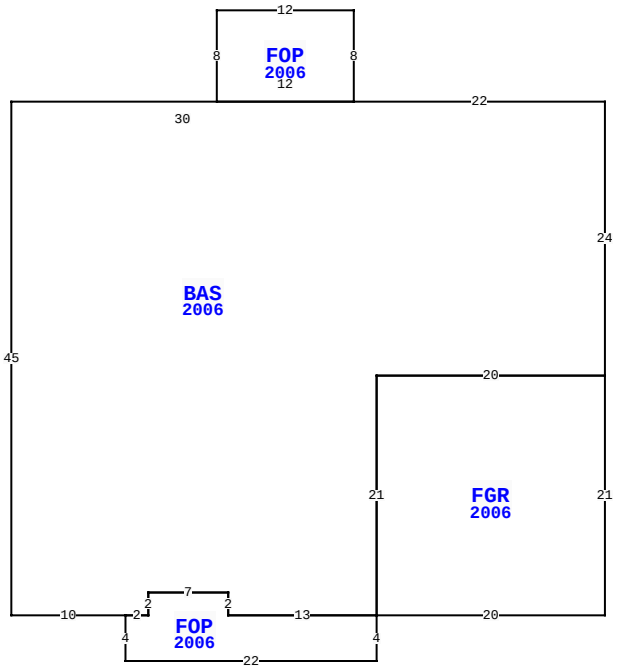
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,906	100	2006	1,906	221,343
FGR	420	55	2006	231	26,826
FOP	96	30	2006	29	3,367
FOP	102	30	2006	31	3,600
TOTALS	2,524			2,197	255,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,197	123.7446	123.74	271,857	2006	2011	0	0	0	6.15	93.85

1 SINGLE FAM – 100% - 2019 Heated Area: 1906 HX Base Yr 2019



30480 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		255,138
TOTAL MARKET OB/XF VALUE		3,524
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		285,662
SOH/AGL Deduction		80,158
ASSESSED VALUE		205,504
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		154,782
TOTAL JUST VALUE		285,662
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002528	REPAIR/RRF	13,200	03/13/2019
C0516578	CO ISSUED	0	12/01/2005
B0516578	NEW CONSTR	0	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2145/1208	7/11/2017	SW	U	I	12	153,300
GRANTOR: BANK OF NEW YORK MELL						
GRANTEE: PAPARO MARTIN ANDRE						
2095/1710	1/23/2017	CT	U	I	18	135,100
GRANTOR: CLERK OF COURT						
GRANTEE: BANK OF NEW YORK ME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W22 FOP=[YR=2006] N8 W12 S8 E12$ W30 S45
E10FOP=[YR=2006] S4 E22 N4 W13 N2 W7 S2 W2$ E2 N2 E7 S2 E13
FGR=[YR=2006] E20 N21 W20 S21 $ N21 E20 N24$.

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	788.00	SF	5.20	5.20	100	2006	2006	3	86	3,524	

LAND DESCRIPTION

TOTAL OB/XF 3,524

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 06/18/2019 BY TW Total Acres: 0.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 07/30/2025 BY SYS