LOT 16
IN OR 1785/1264
BUCKHEAD II PUD PHASES 1 & 2

WADDELL STEPHEN G & VICKI E
30500 TROPHY TRAIL
BRYCEVILLE, FL 32009

2025

01-1S-24-018C-0016-0000

BUILDING CHARACTERISTICS

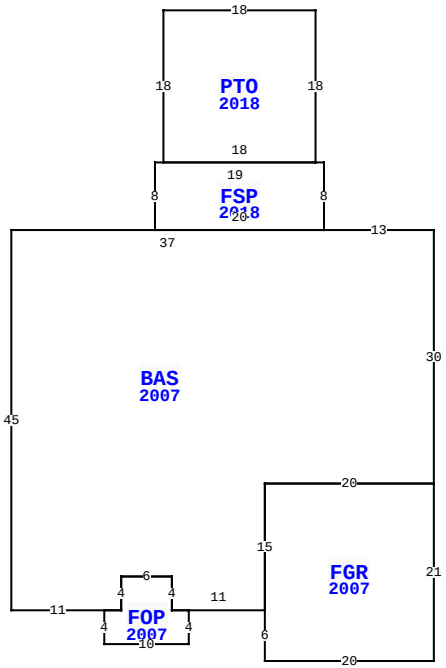
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,926	100	2007	1,926	219,085
FGR	420	55	2007	231	26,276
FOP	64	30	2007	19	2,161
FSP	160	40	2018	64	7,280
PTO	324	5	2018	16	1,820
TOTALS	2,894			2,256	256,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,256	121.2652	121.27	273,585	2007	2012	0	0	0	6.20	93.80

1 SINGLE FAM – 100% - 2013 Heated Area: 1926 HX Base Yr 2013



30500 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 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		302,528
TOTAL MARKET OB/XF VALUE		7,262
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		336,790
SOH/AGL Deduction		173,852
ASSESSED VALUE		162,938
TOTAL EXEMPTION VALUE	HX HB DX VX	60,722
BASE TAXABLE VALUE		102,216
TOTAL JUST VALUE		336,790
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002863	REPAIR/RRF	0	03/22/2019
B23973	GARAGE	32,474	10/01/2010
B22228	ADDITION	5,100	01/01/2009
B21886	XFOB	6,383	09/01/2008
E18303	ELEC OTHER	2,000	11/01/2006
M12230	MECH OTHER	0	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1785/1264	3/23/2012	WD	Q	I	01	168,000
GRANTOR: REYNOLDS FRED C & ROS						
GRANTEE: WADDELL STEPHEN G &						
1563/1305	4/28/2008	WD	Q	I		189,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: REYNOLDS FRED C & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W13 FSP=[YR=2018] N8 W1 PTO=[YR=2018] N18 W18 S18 E18$ W19 S8 E20$ W37 S45 E11 FOP=[YR=2007] S4 E10 N4 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E11 FGR=[YR=2007] S6 E20 N21 W20 S15$ N15 E20 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	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	674.00	SF	5.20	5.20	100	2007	2007	3	87	3,049	
3	0911	SCRN RM A	0	100	18	18	324.00	SF	17.50	17.50	100	2008	2008	3	31	1,758	
4	0810	CONCRETE A	0	100	0	0	112.00	SF	6.50	6.50	100	2010	2010	3	90	655	

LAND DESCRIPTION

TOTAL OB/XF 7,262

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

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BUCKHEAD II PUD PHASES 1 & 2

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2025

01-1S-24-018C-0016-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

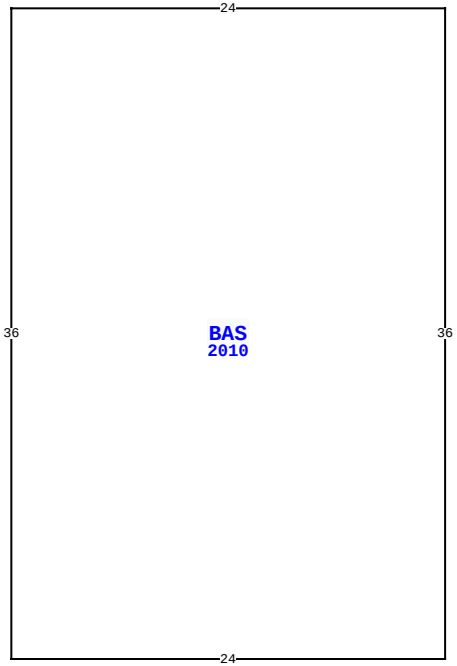
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2010	864	45,905
TOTALS	864			864	45,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	864	57.1320	57.13	49,360	2010	2010	0	0	0	7.00	93.00

2 SINGLE FAM – 100% - 2013 Heated Area: 864 HX Base Yr 2013



30500 TROPHY TRL, BRYCEVILLE

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XF DATE		LAND DATE	04/21/2025 MLU
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NASSAU COUNTY PROPERTY

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TOTAL EXEMPTION VALUE	HX HB DX VX	60,722
BASE TAXABLE VALUE		102,216
TOTAL JUST VALUE		336,790
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18711	CO ISSUED	0	10/01/2006
B18711	NEW CONSTR	158,862	10/01/2006
P11650	OTHER	0	10/01/2006
R09814	REPAIR/RRF	2,800	10/01/2006
WE00465	OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1785/1264	3/23/2012	WD	Q	I	01	168,000
GRANTOR: REYNOLDS FRED C & ROS						
GRANTEE: WADDELL STEPHEN G &						
1563/1305	4/28/2008	WD	Q	I		189,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: REYNOLDS FRED C & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W24 S36 E24 N36 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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