LOT 27
IN OR 2230/1593
BUCKHEAD II PUD PHASES 1 & 2

PAPARO ANN L
30549 TROPHY TRL
BRYCEVILLE, FL 32009

2025

01-1S-24-018C-0027-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

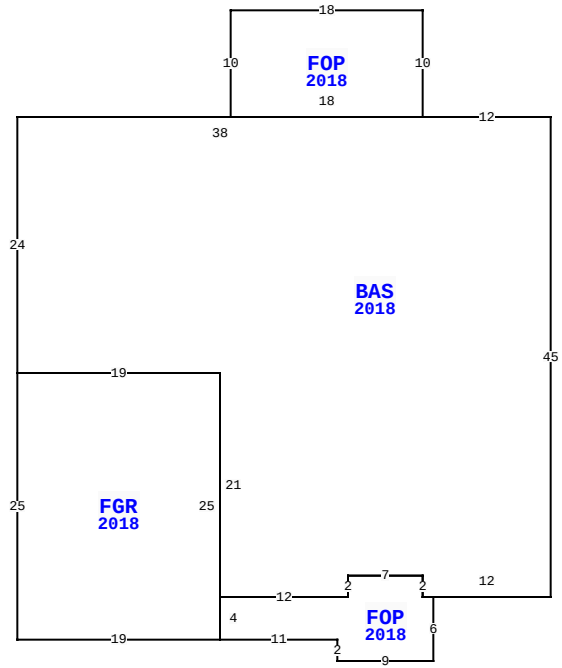
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,837	100	2018	1,837	233,753
FGR	475	55	2018	261	33,211
FOP	112	30	2018	34	4,326
FOP	180	30	2018	54	6,872
TOTALS	2,604			2,186	278,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,186	130.5066	130.51	285,295	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1837 HX Base Yr 2019



30549 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		278,163
TOTAL MARKET OB/XF VALUE		3,223
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		308,386
SOH/AGL Deduction		161,749
ASSESSED VALUE		146,637
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		90,915
TOTAL JUST VALUE		308,386
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010179	CO ISSUED	0	10/08/2018
18002646	NEW CONSTR	249,704	04/04/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2230/1593	10/11/2018	WD	Q	I	02	245,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PAPARO SAMUEL A & A						
1411/0672	5/11/2006	WD	U	V	19	158,000
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 FOP=[YR=2018] N10 W18 S10 E18$ W38 S24
FGR=[YR=2018] S25 E19 FOP=[YR=2018] E11 S2 E9 N6 W1 N2 W7 S2
W12 S4$ N25 W19$ E19 S21 E12 N2 E7 S2 E12 N45$.

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	639.00	SF	5.20	5.20	100	2018	2018	3	97	3,223	

LAND DESCRIPTION

TOTAL OB/XF 3,223

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 03/12/2019 BY TW Total Acres: 0.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 07/30/2025 BY SYS