LOT 28
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

SALLETTE SOMMER NOEL
30531 TROPHY TRAIL
BRYCEVILLE, FL 32009

2025

01-1S-24-018C-0028-0000

BUILDING CHARACTERISTICS

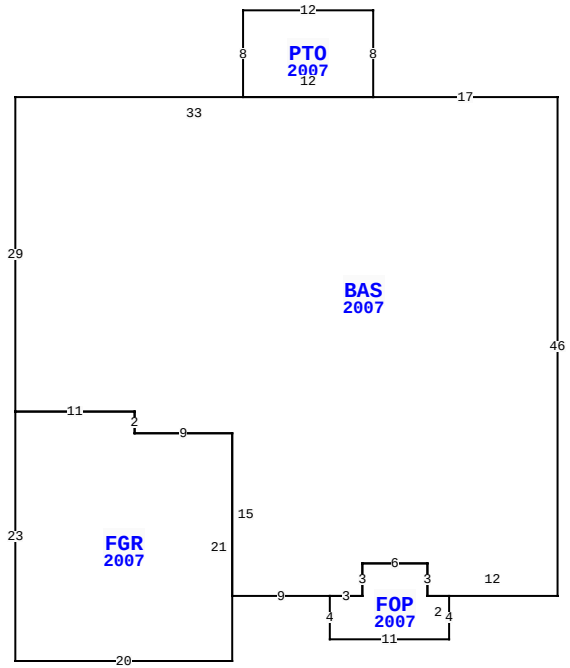
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,960	100	2007	1,960	235,929
FGR	442	55	2007	243	29,250
FOP	62	30	2007	19	2,287
PTO	96	5	2007	5	602
TOTALS	2,560			2,227	268,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,227	127.5764	127.58	284,121	2007	2012	0	0	0	5.65	94.35

1 SINGLE FAM – 100% - 2023 Heated Area: 1960 HX Base Yr 2023



30531 TROPHY TRL, BRYCEVILLE

BLD DATE	05/01/2008 JH	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		296,145
TOTAL MARKET OB/XF VALUE		6,477
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		329,622
SOH/AGL Deduction		13,730
ASSESSED VALUE		315,892
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		265,170
TOTAL JUST VALUE		329,622
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004271	REPAIR/RRF	13,528	04/26/2019
1702037	XFOB	23,446	03/29/2017
M13284	MECH OTHER	0	09/01/2007
C20351	CO ISSUED	0	08/01/2007
B20351	NEW CONSTR	158,862	08/01/2007
E19924	ELEC OTHER	2,000	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2564/0021	5/13/2022	WD	Q	I	01	403,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: SALLETTE SOMMER NOE						
2551/0626	3/24/2022	WD	U	I	37	351,200
GRANTOR: SPIVEY STEVEN J						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W17PTO=[YR=2007] N8W12S8E12$
W33S29FGR=[YR=2007] S23E20N21W9N2W11 $
E11S2E9S15E9FOP=[YR=2007] S4E11N4 W2N3W6S3W3$E3N3E6S3E12N46$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
2	0811	CONCRETE B	0	100	0	0	625.00	SF	5.20	5.20	100	2007	2007	3	87	2,828	
3	0810	CONCRETE A	0	100	20	4	80.00	SF	6.50	6.50	100	2017	2017	3	96	499	

LAND DESCRIPTION

TOTAL OB/XF 6,477

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 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

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2025

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NASSAU COUNTY PROPERTY

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	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

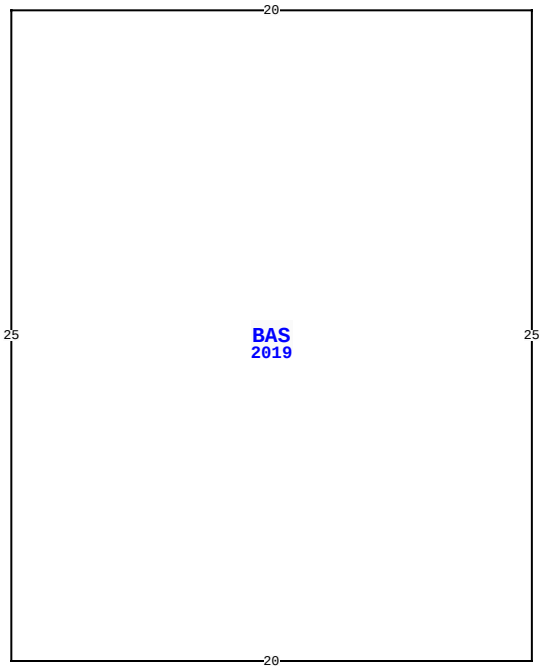
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100	2019	500	28,077
TOTALS	500			500	28,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	500	58.1900	58.19	29,095	2017	2017	0	0	0	3.50	96.50

2 SINGLE FAM – 100% - 2023 Heated Area: 500 HX Base Yr 2023



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BLD DATE	05/01/2008 JH	LGL DATE	
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TOTAL JUST VALUE		329,622
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P12674	OTHER	0	08/01/2007
R10610	REPAIR/RRF	2,800	08/01/2007
WE00509	OTHER	0	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2564/0021	5/13/2022	WD	Q	I	01	403,000
GRANTOR: OPENDOOR PROPERTY TRU						
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GRANTOR: SPIVEY STEVEN J						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 S25 E20 N25$.

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 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