LOT 29
IN OR 1857/976
BUCKHEAD II PUD PHASES 1 & 2

KIMBALL SARAH C
30509 TROPHY TRAIL
BRYCEVILLE, FL 32009

2025

01-1S-24-018C-0029-0000

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	08	SHT VINYL 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

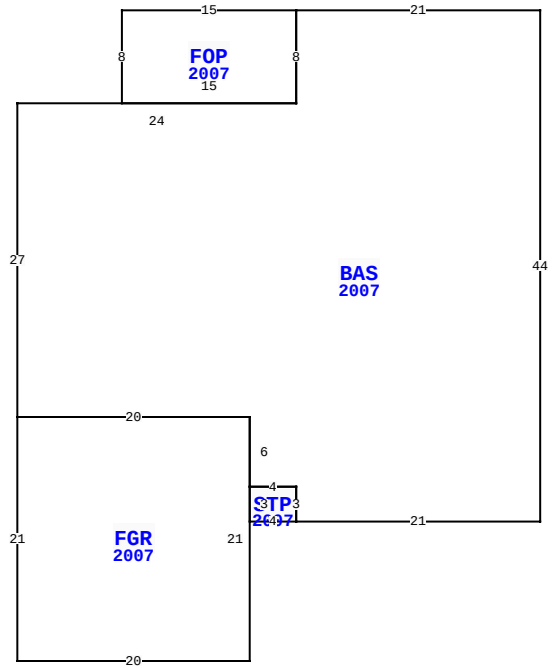
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	2007	1,596	178,257
FGR	420	55	2007	231	25,801
FOP	120	30	2007	36	4,021
STP	12	10	2007	1	112
TOTALS	2,148			1,864	208,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,864	121.6033	121.60	226,662	2007	2007	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2014 Heated Area: 1596 HX Base Yr 2014



30509 TROPHY TRL, BRYCEVILLE

BLD DATE	12/19/2007	JH	LGL DATE	
XF DATE	12/19/2007	JH	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		208,189
TOTAL MARKET OB/XF VALUE		3,072
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		238,261
SOH/AGL Deduction		97,018
ASSESSED VALUE		141,243
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		90,521
TOTAL JUST VALUE		238,261
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20191	ELEC OTHER	2,000	11/01/2007
M13369	MECH OTHER	0	10/01/2007
P12772	OTHER	0	10/01/2007
C20493	CO ISSUED	0	09/01/2007
B20493	NEW CONSTR	142,098	09/01/2007
R10694	REPAIR/RRF	2,800	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1857/0976	5/03/2013	WD	Q	I	01	130,000
GRANTOR: PFAFF AARON J & AMBER						
GRANTEE: KIMBALL SARAH C						
1570/0911	6/09/2008	WD	Q	I		169,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PFAFF AARON J & AMB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W21FOP=[YR=2007] W15S8E15N8$
S8W24S27FGR=[YR=2007] S21E20N21W20$ E20S6STP=[YR=2007]
S3E4N3W4$E4S3E21 N44$.

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	679.00	SF	5.20	5.20	100	2007	2007	3	87	3,072	

LAND DESCRIPTION

TOTAL OB/XF 3,072

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 07/30/2025 BY SYS