LOT 31
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

BRANSON ASHTON LEE & MAGON
30473 TROPHY TRL
BRYCEVILLE, FL 32009

2025

01-1S-24-018C-0031-0000

BUILDING CHARACTERISTICS

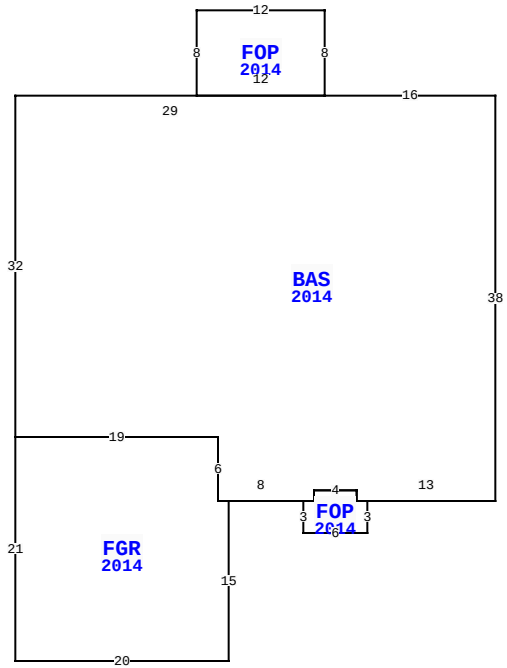
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,592	100	2014	1,592	197,388
FGR	414	55	2014	228	28,269
FOP	22	30	2014	7	868
FOP	96	30	2014	29	3,596
TOTALS	2,124			1,856	230,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,856	129.8304	129.83	240,964	2014	2014	0	0	0	4.50	95.50

1 SINGLE FAM – 0% - 2025 Heated Area: 1592 HX Base Yr



30473 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 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	230,121
TOTAL MARKET OB/XF VALUE	3,187
TOTAL LAND VALUE - MARKET	27,000
TOTAL MARKET VALUE	260,308
SOH/AGL Deduction	0
ASSESSED VALUE	260,308
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	260,308
TOTAL JUST VALUE	260,308
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327806	CO ISSUED	0	02/28/2014
B27806	NEW CONSTR	197,218	10/01/2013
E1326777	NEW CONSTR	0	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2738/1035	9/12/2024	WD	U	I	30	340,000
GRANTOR: BRANSON ROBERT E JR &						
GRANTEE: BRANSON ASHTON LEE						
1929/0275	7/11/2014	WD	Q	I	01	180,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BRANSON ROBERT E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W16 FOP=[YR=2014] N8 W12 S8 E12$ W29 S32
FGR=[YR=2014] S21 E20 N15 W1 N6 W19$ E19 S6 E8 FOP=[YR=2014]
S3 E6 N3 W1 N1 W4 S1 W1$ E1 N1 E4 S1 E13 N38$.

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	0	0	0	652.00	SF	5.20	5.20	100	2014	2014	3	94	3,187	

LAND DESCRIPTION

TOTAL OB/XF 3,187

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	0	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