

LOT 33
IN OR 1926/1521
BUCKHEAD II PUD PHASES 1 & 2

DUCKER LEROY L & KATHERINE L
30433 TROPHY TRAIL
BRYCEVILLE, FL 32009

2025

01-1S-24-018C-0033-0000



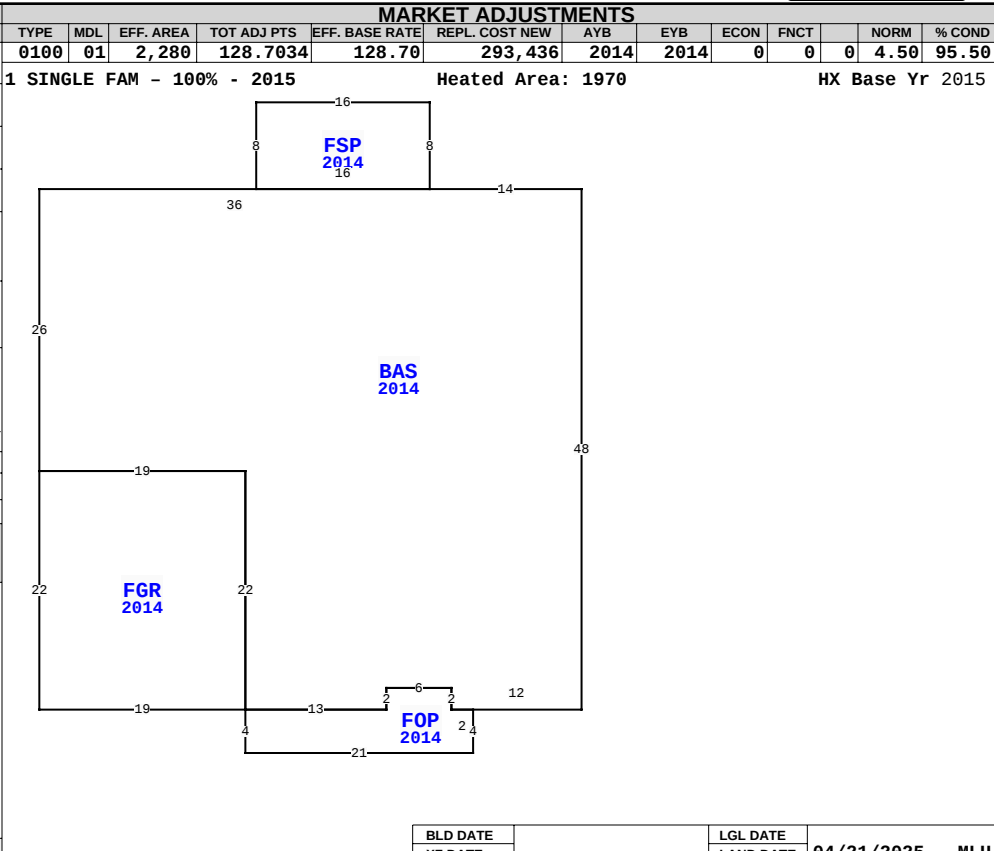
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	1,970	100	2014	1,970	242,130
FGR	418	55	2014	230	28,269
FOP	96	30	2014	29	3,564
FSP	128	40	2014	51	6,269
TOTALS	2,612			2,280	280,231

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	844.00	SF	5.20
2	0462	ST/AL FNC	0	100	216	4	864.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00



TOTAL OB/XF									
10,259									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		280,231	
TOTAL MARKET OB/XF VALUE		10,259	
TOTAL LAND VALUE - MARKET		27,000	
TOTAL MARKET VALUE		317,490	
SOH/AGL Deduction		129,316	
ASSESSED VALUE		188,174	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		137,452	
TOTAL JUST VALUE		317,490	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		316,241	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428396	CO ISSUED	0	06/13/2014
B1428396	NEW CONSTR	242,880	03/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE
1926/1521	6/26/2014	WD Q	I	01	193,900
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: DUCKER LEROY L & KA					
1418/1787	6/09/2006	WD U	V	19	158,000
GRANTOR: CALICO DEVELOPMENT CO					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W14 FSP=[YR=2014] N8 W16 S8 E16\$ W36 S26									
FGR=[YR=2014] S22 E19 FOP=[YR=2014] S4 E21 N4 W2 N2 W6 S2									
W13\$ N22 W19\$ E19 S22 E13 N2 E6 S2 E12 N48\$.									