LOT 40
IN OR 1907/423
BUCKHEAD II PUD PHASES 1 & 2

KIMBROUGH LAKISHIA T
30263 TROPHY TRAIL
BRYCEVILLE, FL 32009

2025

01-1S-24-018C-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

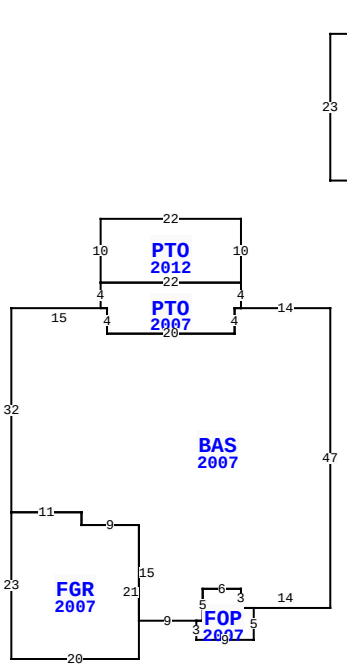
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,990	100	2007	1,990	231,094
FGR	442	55	2007	243	28,219
FOP	61	30	2007	18	2,091
FUS	339	100	2007	339	39,367
PTO	168	5	2007	8	929
PTO	220	5	2012	11	1,277
TOTALS	3,220			2,609	302,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,609	123.5376	123.54	322,316	2007	2012	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2015 Heated Area: 2329 HX Base Yr 2015



30263 TROPHY TR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		302,977
TOTAL MARKET OB/XF VALUE		4,876
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		334,853
SOH/AGL Deduction		131,640
ASSESSED VALUE		203,213
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		152,491
TOTAL JUST VALUE		334,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006916	REPAIR/RRF	18,973	06/27/2019
E18132	ELEC OTHER	2,000	10/01/2006
M12180	MECH OTHER	0	10/01/2006
P11597	OTHER	0	10/01/2006
C18586	CO ISSUED	0	09/01/2006
B18586	NEW CONSTR	198,396	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1907/0423	3/13/2014	WD	U	I	38	146,500
GRANTOR: TERRY CARMELITA R						
GRANTEE: KIMBROUGH LAKISHIA						
1479/0971	2/20/2007	WD	Q	I		276,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: TERRY CARMELITA R						

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	1,800	
2	0811	CONCRETE B	0	100	0	0	680.00	SF	5.20	5.20	100	2007	2007	3	87	3,076	

BUILDING DIMENSIONS

BAS=[YR=2007] W14 PTO=[YR=2007] N4 PTO=[YR=2012] N10 W22 S10 E22$ W22 S4 E1 S4 E20 N4 E1$ W1 S4 W20 N4 W15 S32
FGR=[YR=2007] S23 E20 N21 W9N2 W11$ E11 S2 E9 S15 E9
FOP=[YR=2007] S3 E9 N5 W2 N3 W6 S5 W1$ E1 N5 E6 S3 E14 N47$
PTR= N20 FUS=[YR=2007] N23 E12 N4 E5 S9 W4 S18 W13$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 4,876

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	000134	C	RES POND	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 01/06/2020 BY TWX Total Acres: 0.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 07/30/2025 BY SYS