LOT 56
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

HAUSER CHAWN/NEPRUD BRITNEY
30044 TROPHY TRAIL
BRYCEVILLE, FL 32009

2025

01-1S-24-018C-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	10	ABOVE AVG 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	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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

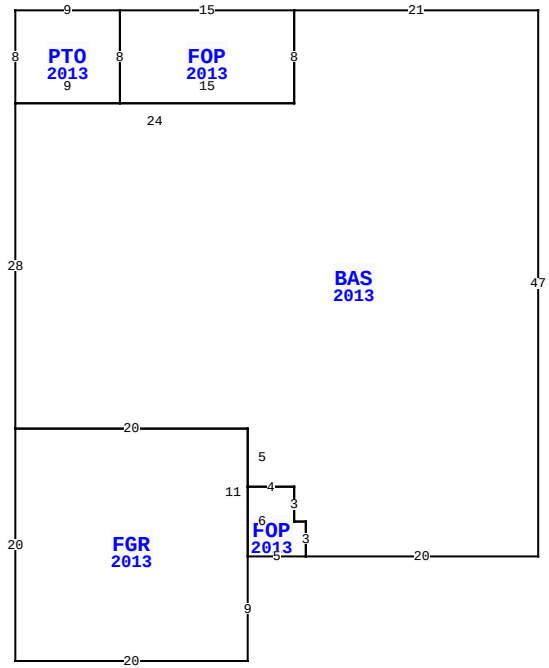
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100	2013	1,676	204,391
FGR	400	55	2013	220	26,829
FOP	27	30	2013	8	976
FOP	120	30	2013	36	4,390
PTO	72	5	2013	4	487
TOTALS	2,295			1,944	237,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,944	128.3653	128.37	249,551	2013	2013	0	0	0	5.00	95.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1676 HX Base Yr 2023



30044 TROPHY TR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		237,073
TOTAL MARKET OB/XF VALUE		3,090
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		267,163
SOH/AGL Deduction		0
ASSESSED VALUE		267,163
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		216,441
TOTAL JUST VALUE		267,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327127	CO ISSUED	0	01/27/2014
M18378	H/AC	0	06/01/2013
P16559	NEW CONSTR	0	05/01/2013
B27127	NEW CONSTR	192,985	04/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2588/1136	8/30/2022	WD	Q	I	01	340,000
GRANTOR: CHRISTY MICHAEL S & D						
GRANTEE: HAUSER CHAWN & BRIT						
1927/1516	7/02/2014	WD	Q	I	01	174,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CHRISTY MICHAEL S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W21 FOP=[YR=2013] W15 PTO=[YR=2013] W9 S8 E9 N8$ S8 E15 N8 $ S8 W24 S28 FGR=[YR=2013] S20 E20 N9 FOP=[YR=2013] E5 N3 W1 N3 W4 S6$ N11 W20$ E20 S5 E4 S3 E1 S3 E20 N47$.

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	639.00	SF	5.20	5.20	100	2013	2013	3	93	3,090	

LAND DESCRIPTION

TOTAL OB/XF 3,090

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