LOT 58
IN OR 1872/1076
BUCKHEAD II PUD PHASES 1 & 2

HENDRIX BRITTANY L
30066 TROPHY TRAIL
BRYCEVILLE, FL 32009

2025

01-1S-24-018C-0058-0000

BUILDING CHARACTERISTICS

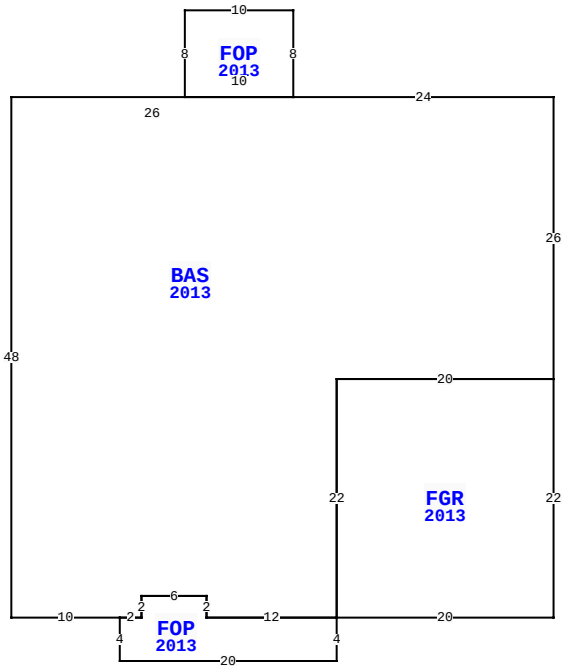
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,948	100	2013	1,948	235,099
FGR	440	55	2013	242	29,206
FOP	80	30	2013	24	2,897
FOP	92	30	2013	28	3,380
TOTALS	2,560			2,242	270,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,242	127.2383	127.24	285,272	2013	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2015 Heated Area: 1948 HX Base Yr 2015



30066 TROPHY TR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		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		270,580
TOTAL MARKET OB/XF VALUE		18,473
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		316,053
SOH/AGL Deduction		117,148
ASSESSED VALUE		198,905
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		148,183
TOTAL JUST VALUE		316,053
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26938	CO ISSUED	0	07/22/2013
B26938	NEW CONSTR	231,880	04/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1872/1076	8/08/2013	WD	Q	I	01	171,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HENDRIX BRITTANY L						
1841/1987	2/20/2013	WD	U	V	30	34,500
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W24 FOP=[YR=2013] N8 W10 S8 E10$ W26 S48 E10 FOP=[YR=2013] S4 E20 N4 FGR=[YR=2013] E20 N22 W20 S22 $ W12 N2 W6 S2 W2$ E2 N2 E6 S2 E12 N22 E20 N26$.

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	0812	CONCRETE C	0	100	0	0	1,228.00	SF	4.00	4.00	100	2013	2013	3	93	4,568	
2	0510	GARAGE WD-	0	100	16	12	192.00	SF	35.00	35.00	100	2017	2017	3	81	5,443	
3	0681	POLE SHED	0	100	16	10	160.00	SF	15.00	15.00	100	2017	2017	3	81	1,944	
4	0681	POLE SHED	0	100	24	10	240.00	SF	15.00	15.00	100	2017	2017	3	81	2,916	
5	0350	CARPORT WD	0	100	32	16	512.00	SF	8.58	8.58	100	2019	2019	3	82	3,602	

LAND DESCRIPTION

TOTAL OB/XF 18,473

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 03/01/2024 BY WWA Total Acres: 0.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 07/30/2025 BY SYS