LOT 60
IN OR 2036/1400
BUCKHEAD II PUD PHASES 1 & 2

BOYLAN DEBORAH L
30106 TROPHY TRL
BRYCEVILLE, FL 32009

2025

01-1S-24-018C-0060-0000

BUILDING CHARACTERISTICS

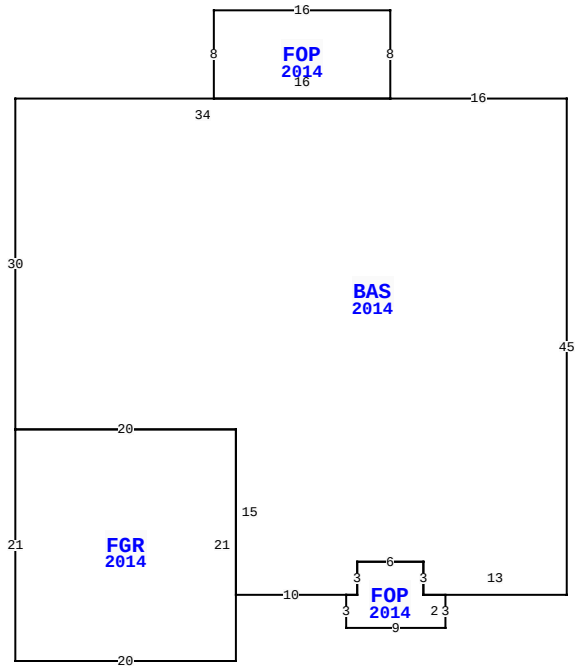
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	1,932	100	2014	1,932	232,316
FGR	420	55	2014	231	27,776
FOP	45	30	2014	14	1,684
FOP	128	30	2014	38	4,569
TOTALS	2,525			2,215	266,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,215	126.1113	126.11	279,334	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2019 Heated Area: 1932 HX Base Yr 2019



30106 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		266,345
TOTAL MARKET OB/XF VALUE		3,260
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		296,605
SOH/AGL Deduction		83,642
ASSESSED VALUE		212,963
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		157,241
TOTAL JUST VALUE		296,605
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1428774	NEW CONSTR	236,738	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2036/1400	3/24/2016	WD	Q	I	01	185,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BOYLAN DEBORAH L &						
1409/0458	5/03/2006	WD	U	V	19	158,000
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W16 FOP=[YR=2014] N8 W16 S8 E16$ W34 S30
FGR=[YR=2014] S21 E20 N21 W20$ E20 S15 E10 FOP=[YR=2014] S3 E9 N3 W2 N3 W6 S3 W1$ E1 N3 E6 S3 E13 N45$.

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	667.00	SF	5.20	5.20	100	2014	2014	3	94	3,260	

LAND DESCRIPTION

TOTAL OB/XF 3,260

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