LOT 61
IN OR 1443/1135
BUCKHEAD II PUD PHASES 1 & 2

WASHINGTON LARRY R & CHERAL E
30118 TROPHY TRAIL
BRYCEVILLE, FL 32009

2025

01-1S-24-018C-0061-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

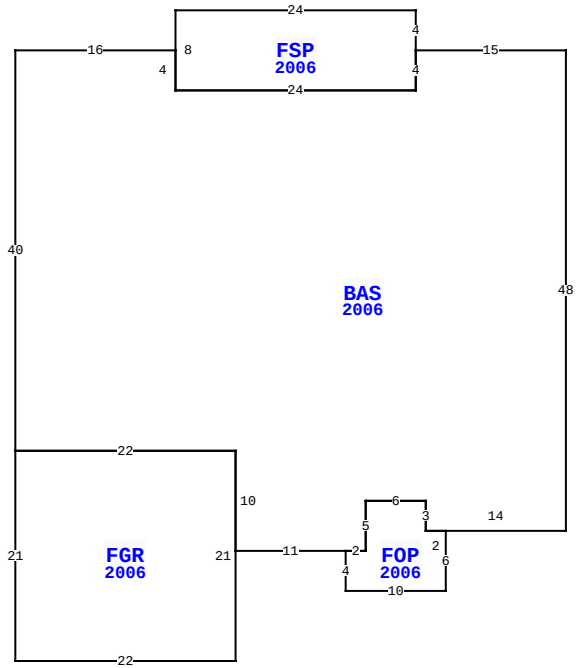
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,376	100	2006	2,376	255,669
FGR	462	55	2006	254	27,331
FOP	74	30	2006	22	2,367
FSP	192	40	2006	77	8,286
TOTALS	3,104			2,729	293,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,729	119.2320	119.23	325,379	2006	2011	0	0	0	9.75	90.25

1 SINGLE FAM – 100% - 2007 Heated Area: 2376 HX Base Yr 2007



30118 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		293,655
TOTAL MARKET OB/XF VALUE		7,690
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		328,345
SOH/AGL Deduction		167,073
ASSESSED VALUE		161,272
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		110,550
TOTAL JUST VALUE		328,345
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005514	REPAIR/RRF	17,831	05/28/2019
C0617579	CO ISSUED	0	08/28/2006
B0617579	NEW CONSTR	0	08/15/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1443/1135	9/11/2006	WD	Q	I		279,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WASHINGTON LARRY R						
1392/0371	2/28/2006	WD	U	V	19	39,500
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W15 FSP=[YR=2006] N4 W24 S8 E24 N4$ S4 W24 N4 W16 S40 FGR=[YR=2006] S21 E22 N21 W22$ E22 S10 E11 FOP=[YR=2006] S4 E10 N6 W2 N3 W6 S5 W2$ E2 N5 E6 S3 E14 N48$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0812	CONCRETE C	0	100	0	0	1,330.00	SF	4.00	4.00	100	2006	2006	3	86	4,575	

LAND DESCRIPTION

TOTAL OB/XF 7,690

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 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