LOT 70
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

CHAMBERS CAMERON & CAITLIN
30075 TROPHY TRAIL
BRYCEVILLE, FL 32009

2025

01-1S-24-018C-0070-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

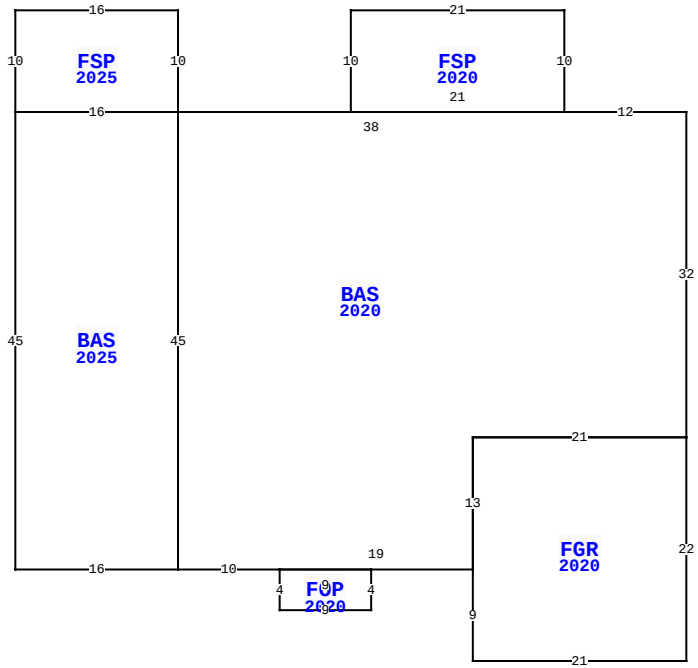
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,977	100	2020	1,977	240,634
BAS	720	100	2025	720	87,635
FGR	462	55	2020	254	30,916
FOP	36	30	2020	11	1,339
FSP	210	40	2020	84	10,224
FSP	160	40	2025	64	7,789
TOTALS	3,565			3,110	378,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,110	123.5744	123.57	384,303	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2697 HX Base Yr 2021



30075 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		378,538
TOTAL MARKET OB/XF VALUE		3,231
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		408,769
SOH/AGL Deduction		91,463
ASSESSED VALUE		317,306
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		266,584
TOTAL JUST VALUE		408,769
NCON VALUE		79,547
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230014070		124,418	11/01/2023
20010158	CO ISSUED	0	10/23/2020
20002246	NEW CONSTR	271,764	03/25/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2409/0198	11/13/2020	WD	Q	I	01	246,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CHAMBERS CAMERON &						
2360/0419	5/05/2020	WD	U	V	30	30,000
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

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	0811	CONCRETE B	0	100	0	0	634.00	SF	5.20	5.20	100	2020	2020	3	98	3,231	

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W12 W38 S45 E10 E19 N13 E21 N32 $
FGR=[YR=2020;ORIG=-21,45] S9 E21 N22 W21 S13 $
FSP=[YR=2020;ORIG=-12,0] N10 W21 S10 E21 $
FOP=[YR=2020;ORIG=-40,45] S4 E9 N4 W9 $
BAS=[YR=2025;ORIG=-66,0] E16 S45 W16 N45 $
FSP=[YR=2025;ORIG=-66,-10] E16 S10 W16 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,231

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	27,000.00	27,000.00	27,000							

REVIEW DATE 01/17/2025 BY WWA Total Acres: 0.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 07/30/2025 BY SYS