LOT 8
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

SIZEMORE CLAUDIA L/MORRIS MELINDA ET AL
30368 TROPHY TRL
BRYCEVILLE, FL 32009

2026

01-1S-24-018C-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

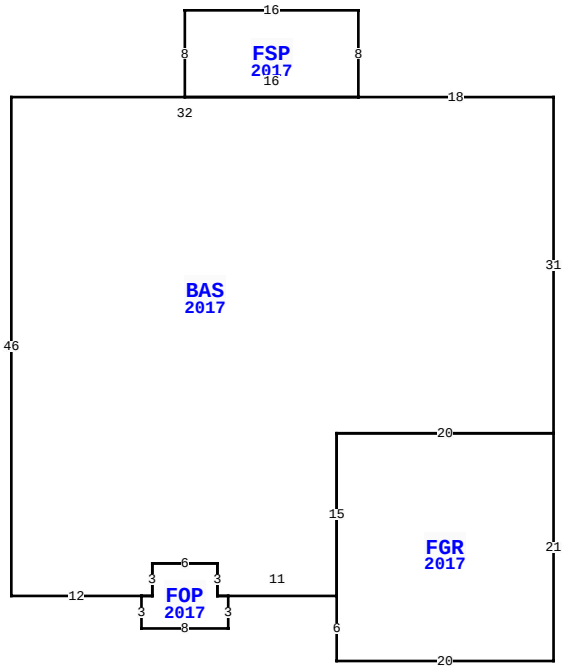
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,982	100	2017	1,982	253,270
FGR	420	55	2017	231	29,518
FOP	42	30	2017	13	1,661
FSP	128	40	2017	51	6,517
TOTALS	2,572			2,277	290,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,277	126.1113	132.42	301,520	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2021 Heated Area: 1982 HX Base Yr 2021



30368 TROPHY TRL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		290,967
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		332,967
SOH/AGL Deduction		130,422
ASSESSED VALUE		202,545
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		146,134
TOTAL JUST VALUE		332,967
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004491	CO ISSUED	0	12/04/2017
17004491	NEW CONSTR	250,543	07/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2386/1336	8/16/2020	WD	Q	I	01	243,000
GRANTOR: GETMAN DAVID M						
GRANTEE: SIZEMORE-POWELL CHE						
2167/0448	12/22/2017	WD	Q	I	02	217,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GETMAN DAVID M & SU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W18 FSP=[YR=2017] N8 W16 S8 E16$ W32 S46 E12
FOP=[YR=2017] S3 E8 N3 W1 N3 W6 S3 W1$ E1 N3 E6 S3 E11
FGR=[YR=2017] S6 E20 N21 W20 S15 $ N15 E20 N31$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	42,000.00	42,000.00	42,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 07/09/2026 BY SYS