

LOT 11
IN OR 2228/87
BUCKHEAD II PUD PHASES 1 & 2

TAYLOR WADE H III & JUSTA N
30406 TROPHY TRAIL
BRYCEVILLE, FL 32009

2026

01-1S-24-018C-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

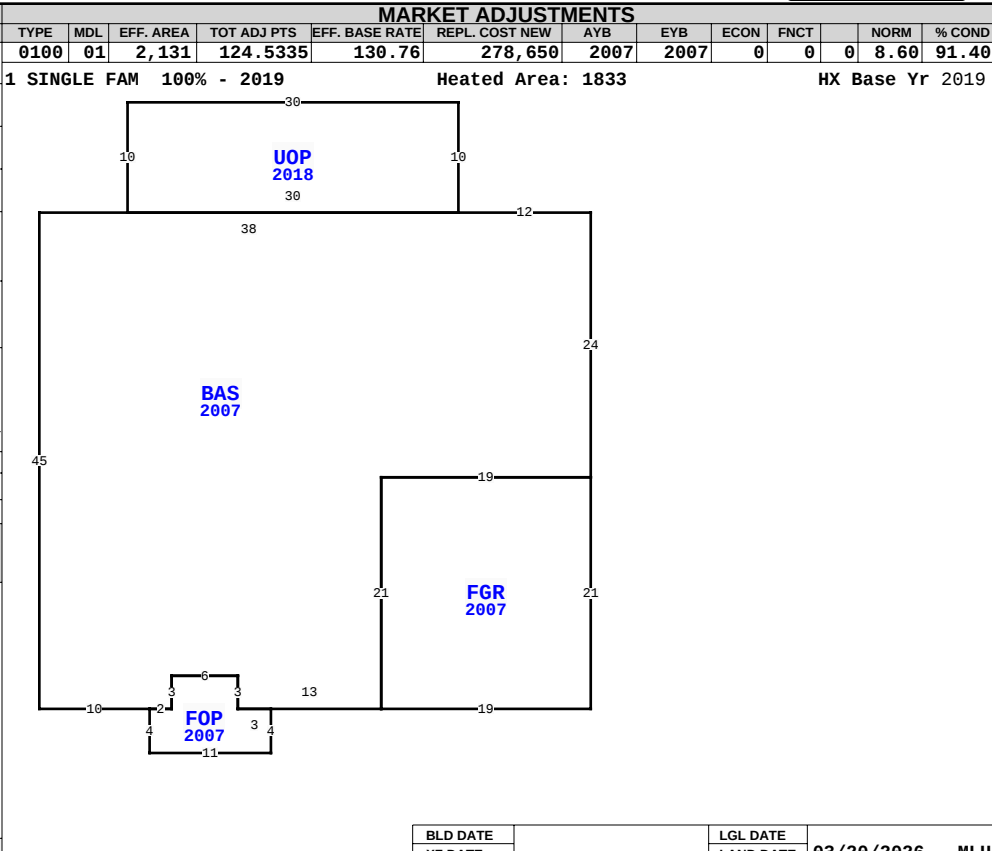
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

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	1,833	100	2007	1,833	219,070
FGR	399	55	2007	219	26,173
FOP	62	30	2007	19	2,270
UOP	300	20	2018	60	7,171
TOTALS	2,594			2,131	254,686

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	0680	POLE SHED	0	100	30	22	660.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00



TOTAL OB/XF									
8,050									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		254,686	
TOTAL MARKET OB/XF VALUE		8,050	
TOTAL LAND VALUE - MARKET		42,000	
TOTAL MARKET VALUE		304,736	
SOH/AGL Deduction		93,749	
ASSESSED VALUE		210,987	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		159,576	
TOTAL JUST VALUE		304,736	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		283,399	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18133	ELEC OTHER	2,000	10/01/2006
E18134	ELEC OTHER	2,000	10/01/2006
M12140	MECH OTHER	0	10/01/2006
P11598	OTHER	0	10/01/2006
C18583	CO ISSUED	0	09/01/2006
B18583	NEW CONSTR	148,566	09/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2228/0087	9/28/2018	WD Q	Q	I	01
GRANTOR: KIRK JASON D & CHRIST					
GRANTEE: TAYLOR WADE H III &					
1782/1899	2/29/2012	WD Q	Q	I	02
GRANTOR: FANNIE MAE					
GRANTEE: KIRK JASON D & CHRI					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W12 UOP=[YR=2018] N10 W30 S10 E30\$ W38 S45 E10 FOP=[YR=2007] S4 E11 N4 W3 N3 W6 S3 W2\$ E2 N3 E6 S3 E13 FGR=[YR=2007] E19 N21 W19 S21\$ N21 E19 N24\$.									