LOT 12
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

HATFIELD JAMES
30424 TROPHY TRAIL
BRYCEVILLE, FL 32009

2026

01-1S-24-018C-0012-0000

BUILDING CHARACTERISTICS

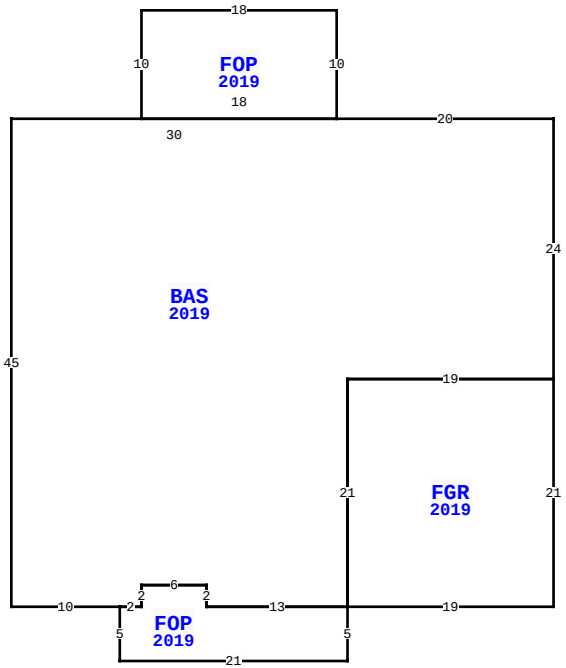
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,839	100	2019	1,839	245,572
FGR	399	55	2019	219	29,245
FOP	117	30	2019	35	4,674
FOP	180	30	2019	54	7,211
TOTALS	2,535			2,147	286,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,147	130.5066	137.03	294,203	2019	2019	0	0	0	2.55	97.45

1 SINGLE FAM 0% - 0 Heated Area: 1839 HX Base Yr



30424 TROPHY TRL, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	306,949
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	348,949
SOH/AGL Deduction	0
ASSESSED VALUE	348,949
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	348,949
TOTAL JUST VALUE	348,949
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	324,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003585	CO ISSUED	0	04/10/2019
18009004	NEW CONSTR	245,522	09/04/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2863/1811	4/24/2026	WD	Q	I	01	390,000
GRANTOR: TUELL MICHAEL W & CHR						
GRANTEE: HATFIELD JAMES						
2321/0933	11/22/2019	WD	Q	I	01	227,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: TUELL MICHAEL W & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 FOP=[YR=2019] N10 W18 S10 E18$ W30 S45 E10 FOP=[YR=2019] S5 E21 N5 FGR=[YR=2019] E19 N21 W19 S21$ W13 N2 W6 S2 W2$ E2 N2 E6 S2 E13 N21 E19 N24$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	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

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2026

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BUILDING CHARACTERISTICS

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Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

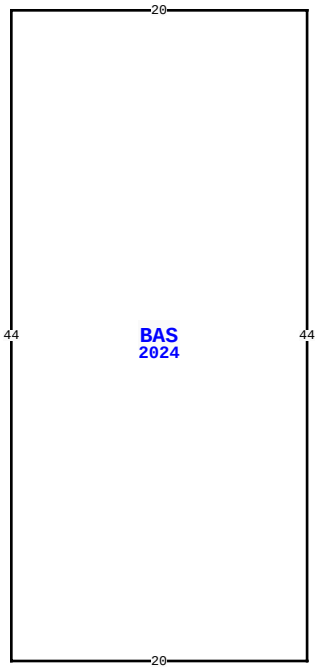
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100	2024	880	20,248
TOTALS	880			880	20,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	880	62.1000	24.22	21,314	2020	2020	0	0	0	5.00	95.00

2 GARAGE RES 0% - 2025 Heated Area: 880 HX Base Yr



30424 TROPHY TRL, BRYCEVILLE

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BASE TAXABLE VALUE	348,949
TOTAL JUST VALUE	348,949
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	324,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: TUELL MICHAEL W & CHR						
GRANTEE: HATFIELD JAMES						
2321/0933	11/22/2019	WD	Q	I	01	227,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: TUELL MICHAEL W & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E20 S44 W20 N44 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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