LOT 14
IN OR 1965/1211
BUCKHEAD II PUD PHASES 1 & 2

PETERSON JAMIE
30462 TROPHY TRAIL
BRYCEVILLE, FL 32009

2026

01-1S-24-018C-0014-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 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

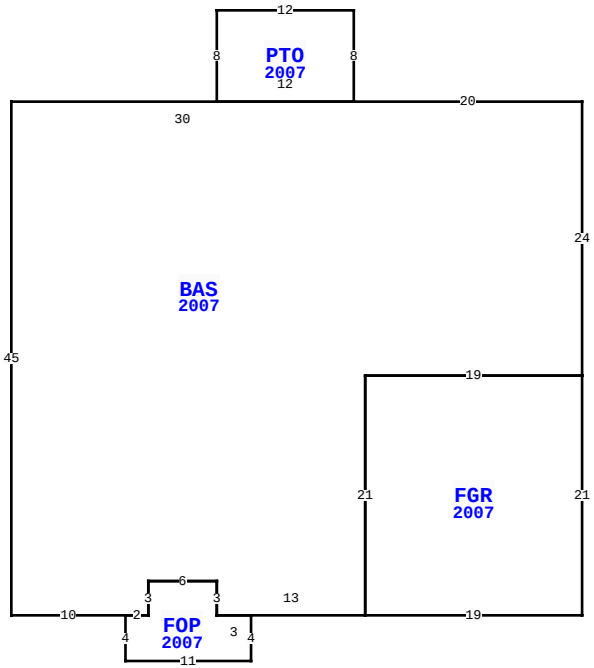
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,833	100	2007	1,833	211,347
FGR	399	55	2007	219	25,251
FOP	62	30	2007	19	2,191
PTO	96	5	2007	5	577
TOTALS	2,390			2,076	239,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,076	120.1382	126.15	261,887	2007	2007	0	0	0	8.60	91.40

1 SINGLE FAM 100% - 2016 Heated Area: 1833 HX Base Yr 2016



30462 TROPHY TRL, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		239,365
TOTAL MARKET OB/XF VALUE		1,780
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		283,145
SOH/AGL Deduction		113,324
ASSESSED VALUE		169,821
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		118,410
TOTAL JUST VALUE		283,145
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19797	ELEC OTHER	2,000	08/01/2007
M13245	MECH OTHER	0	08/01/2007
P12632	OTHER	0	08/01/2007
C20313	CO ISSUED	0	07/01/2007
B20313	NEW CONSTR	150,480	07/01/2007
R10593	REPAIR/RRF	2,800	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1965/1211	2/24/2015	SW	U	I	18	139,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: *CONFIDENTIAL*						
1944/1873	10/02/2014	SW	U	I	12	100
GRANTOR: SUNTRUST MORTGAGE INC						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W20PTO=[YR=2007] N8W12S8E12$
W30S45E10FOP=[YR=2007] S4E11N4W3N3W6
S3W2$E2N3E6S3E13FGR=[YR=2007] E19N21 W19S21$N21E19N24$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	89	1,780	

LAND DESCRIPTION

TOTAL OB/XF 1,780

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 03/01/2024 BY WWA Total Acres: 0.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 07/09/2026 BY SYS