LOT 18
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

STUKES KATIE M
30538 TROPHY TRAIL
BRYCEVILLE, FL 32009

2026

01-1S-24-018C-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

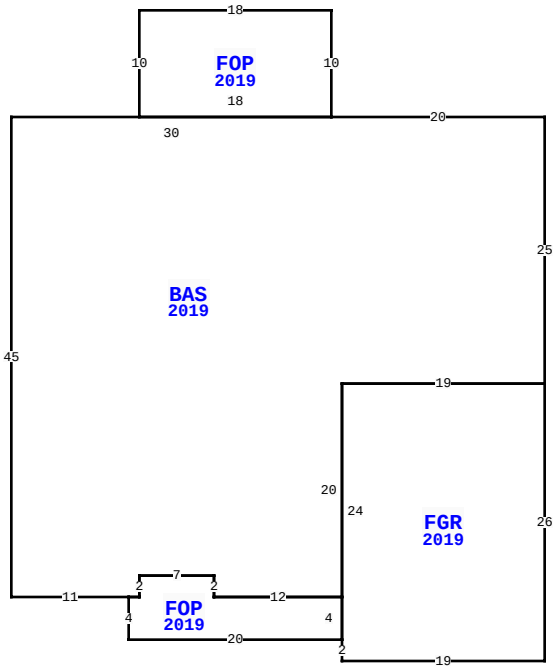
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,856	100	2019	1,856	239,628
FGR	494	55	2019	272	35,118
FOP	94	30	2019	28	3,615
FOP	180	30	2019	54	6,972
TOTALS	2,624			2,210	285,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,210	126.1113	132.42	292,648	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2020 Heated Area: 1856 HX Base Yr 2020



30538 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		285,332
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		327,332
SOH/AGL Deduction		156,450
ASSESSED VALUE		170,882
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		119,471
TOTAL JUST VALUE		327,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002629	CO ISSUED	0	03/18/2019
18009184	NEW CONSTR	255,268	09/10/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2265/0666	3/29/2019	WD	Q	I	01	247,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: STUKES KATIE M						
1488/0823	3/28/2007	WD	U	V	19	138,000
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 FOP=[YR=2019] N10 W18 S10 E18$ W30 S45 E11
FOP=[YR=2019] S4 E20 FGR=[YR=2019] S2 E19 N26 W19 S24$ N4
W12 N2 W7 S2 W1$ E1 N2 E7 S2 E12 N20 E19 N25$.

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 02/27/2023 BY WW Total Acres: 0.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 07/09/2026 BY SYS