LOT 19
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

ALLISON NOEL & TIMOTHY
30556 TROPHY TRL
BRYCEVILLE, FL 32009

2026

01-1S-24-018C-0019-0000

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	12	HARDWOOD 70
Interior Floo	14	CARPET 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

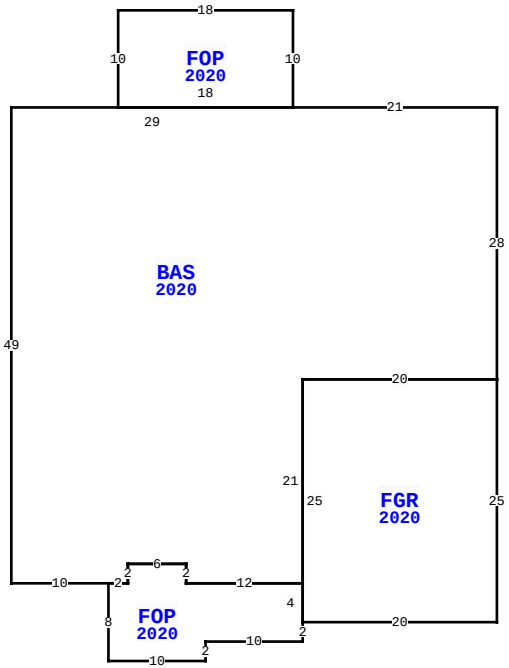
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,018	100	2020	2,018	258,597
FGR	500	55	2020	275	35,240
FOP	152	30	2020	46	5,895
FOP	180	30	2020	54	6,920
TOTALS	2,850			2,393	306,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,393	124.5335	130.76	312,909	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2018 HX Base Yr 2024



30556 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		306,651
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		348,651
SOH/AGL Deduction		98,442
ASSESSED VALUE		250,209
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		198,798
TOTAL JUST VALUE		348,651
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008989	CO ISSUED	0	09/28/2020
20003130	NEW CONSTR	279,544	04/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2686/1374	12/18/2023	WD	Q	I	01	367,000
GRANTOR: DAVIS DONALD W III &						
GRANTEE: ALLISON NOEL & TIMO						
2398/0195	9/30/2020	WD	Q	I	01	244,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DAVIS DONALD W III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W21 FOP=[YR=2020] N10 W18 S10 E18$ W29 S49 E10
FOP=[YR=2020] S8 E10 N2 E10 N2 FGR=[YR=2020] E20 N25 W20
S25$ N4 W12 N2 W6 S2 W2$ E2 N2 E6 S2 E12 N21 E20 N28$.

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	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