LOT 26
IN OR 2240/37
BUCKHEAD II PUD PHASES 1 & 2

CARDONA DAMASO H/VELEZ LYDIA GRISELLE R
30569 TROPHY TRL
BRYCEVILLE, FL 32009

2026

01-1S-24-018C-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

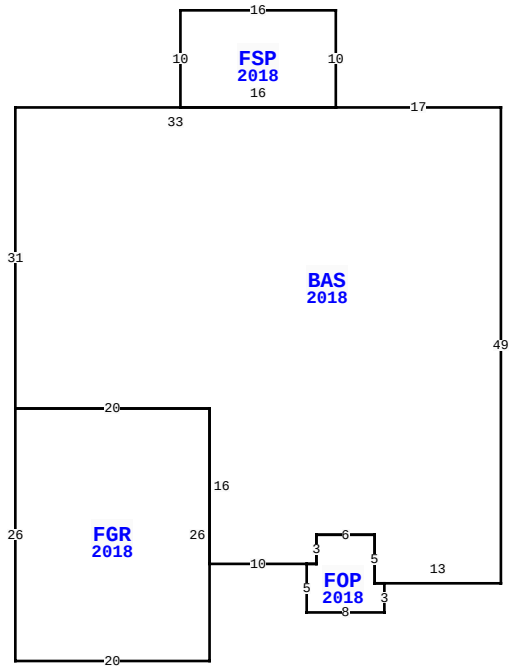
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,038	100	2018	2,038	268,141
FGR	520	55	2018	286	37,629
FOP	56	30	2018	17	2,236
FSP	160	40	2018	64	8,420
TOTALS	2,774			2,405	316,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,405	129.3796	135.85	326,719	2018	2018	0	0	0	3.15	96.85

1 SINGLE FAM 100% - 2019 Heated Area: 2038 HX Base Yr 2019



30569 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		329,633
TOTAL MARKET OB/XF VALUE		10,022
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		381,655
SOH/AGL Deduction		107,643
ASSESSED VALUE		274,012
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		222,601
TOTAL JUST VALUE		381,655
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004828	GARAGE	35,928	03/29/2022
18010870	CO ISSUED	0	10/29/2018
18002637	NEW CONSTR	270,724	04/04/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2240/0037	11/28/2018	WD	Q	I	01	244,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CARDONA DAMASO H &						
1411/0672	5/11/2006	WD	U	V	19	158,000
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 FSP=[YR=2018] N10 W16 S10 E16$ W33 S31 FGR=[YR=2018] S26 E20 N26 W20$ E20 S16 E10 FOP=[YR=2018] S5 E8 N3 W1 N5 W6 S3 W1$ E1 N3 E6 S5 E13 N49$.

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
2	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2022	2022	3	90	7,776	
4	0350	CARPORT WD	0	100	16	12	192.00	SF	13.00	13.00	100	2022	2022	3	90	2,246	

LAND DESCRIPTION

TOTAL OB/XF 10,022

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 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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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

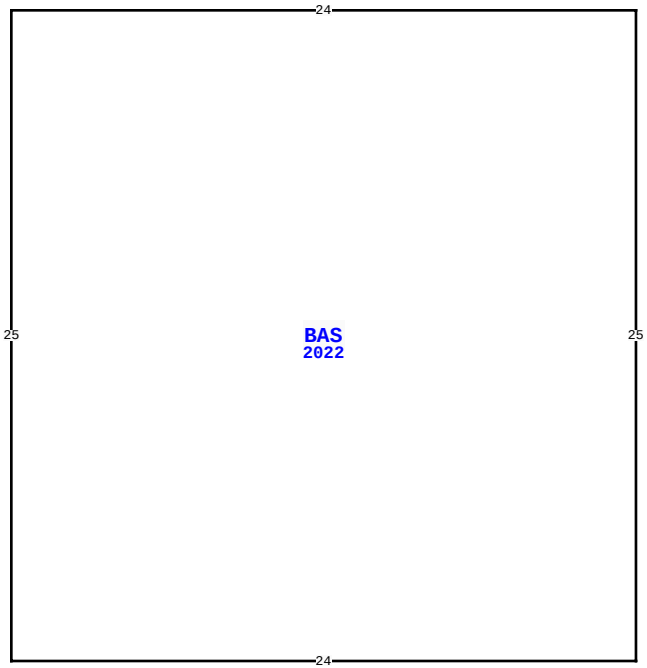
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2022	600	13,206
TOTALS	600			600	13,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	58.1900	22.69	13,614	2022	2022	0	0	0	3.00	97.00

2 GARAGE RES 100% - 2019 Heated Area: 600 HX Base Yr 2019



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TOTAL JUST VALUE		381,655
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INCOME VALUE		
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GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 S25 E24 N25$.

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