LOT 31
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

BRANSON ASHTON LEE & MAGON
30473 TROPHY TRL
BRYCEVILLE, FL 32009

2026

01-1S-24-018C-0031-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 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

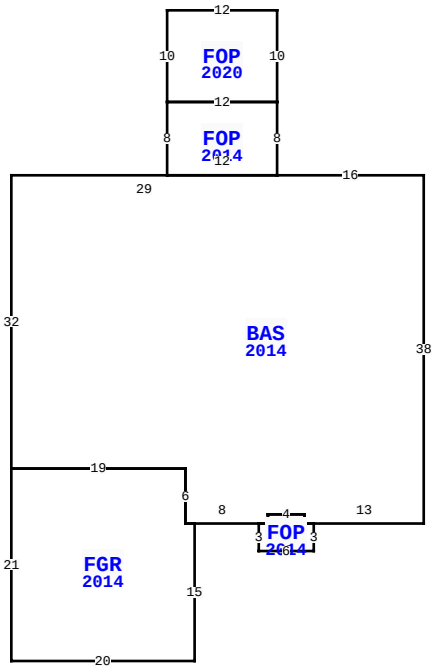
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,592	100	2014	1,592	206,170
FGR	414	55	2014	228	29,527
FOP	22	30	2014	7	906
FOP	96	30	2014	29	3,755
FOP	120	30	2020	36	4,663
TOTALS	2,244			1,892	245,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,892	129.8304	136.32	257,917	2014	2014	0	0	0	5.00	95.00

1 SINGLE FAM 0% - 2025 Heated Area: 1592 HX Base Yr



30473 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	245,021
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	287,021
SOH/AGL Deduction	682
ASSESSED VALUE	286,339
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	286,339
TOTAL JUST VALUE	287,021
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327806	CO ISSUED	0	02/28/2014
B27806	NEW CONSTR	197,218	10/01/2013
E1326777	NEW CONSTR	0	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2738/1035	9/12/2024	WD	U	I	30	340,000
GRANTOR: BRANSON ROBERT E JR &						
GRANTEE: BRANSON ASHTON LEE						
1929/0275	7/11/2014	WD	Q	I	01	180,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BRANSON ROBERT E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=0,0] W16 W29 S32 E19 S6 E8 E1 N1 E4 S1 E13 N38 $
FGR=[YR=2014;ORIG=-45,32] S21 E20 N15 W1 N6 W19 $
FOP=[YR=2014;ORIG=-16,0] N8 W12 S8 E12 $
FOP=[YR=2014;ORIG=-18,38] S3 E6 N3 W1 N1 W4 S1 W1 $
FOP=[YR=2020;ORIG=-28,-18] E12 S10 W12 N10 $
.

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	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