

DUGGER CHARLES L & ALISHA
30451 TROPHY TRAIL
BRYCEVILLE, FL 32009

01-1S-24-018C-0032-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION
Exterior Wall11BD/BTN AVG 80
Exterior Wall16WD FR STUC 20
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo11CARPET 70
Interior Floo14CLAY TILE 30
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms4 100
Bathrooms2 100

Frame Stories Units00WOOD FRAME 100
0 100
0 100
Occupancy00NONE 100

Quality06Quality Level 06
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA08
NEIGHBORHOOD/LOC8016.00
AREATOTALPCTYEARTOT ADJSUBAREA
TYPEGROSSOFBASEADJMARKET
VALUE
BAS1,90010020141,900236,485
FGR46255201425431,614
FOP40302014121,494
FOP168302014506,224

TOTALS2,5702,216275,816

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND
0100012,216125.4351131.71291,86920142014005.5094.50
1 SINGLE FAM 100% - 2016 Heated Area: 1900 HX Base Yr 2016

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 6Tax Dist:
BUILDING MARKET VALUE289,878
TOTAL MARKET OB/XF VALUE0
TOTAL LAND VALUE - MARKET42,000
TOTAL MARKET VALUE331,878
SOH/AGL Deduction127,291
ASSESSED VALUE204,587
TOTAL EXEMPTION VALUEHX HB51,411
BASE TAXABLE VALUE153,176
TOTAL JUST VALUE331,878
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE309,344

PERMIT NUMBERDESCRIPTIONAMTISSUED
B1428874NEW CONSTR233,38606/01/2014

Sales Data

OFF RECORDNumberDATETypeInstQU / V / IRSN CD SALE PRICE
2008/07989/30/2015W U I I 11100
GRANTOR: SEDA CONSTRUCTION COM
GRANTEE:DUGGER CHARLES L &
2006/10419/30/2015W Q I I 01195,000
GRANTOR: SEDA CONSTRUCTION COM
GRANTEE:DUGGER CHARLES L &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W15 FOP=[YR=2014] N8 W21 S8 E21\$ W35 S38
FGR=[YR=2014] S22 E21 N22 W21\$ E28 FOP=[YR=2014] S4 E10 N4
W10\$ E22 N38\$.

LAND DESCRIPTION

TOTAL OB/XF0

LUSE CLSLAND USE CAP RD LOC FRONT DEPTH TOT UNIT D DPHT % TOT UNIT ADJ UNIT LAND OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV
CODEDescriptionAreaDiagonalZoneFrontDepthFactCondAdjPriceUnit PricePriceValueAnd NotesYearDensityDeclFrzYearConsrvtionCodeDescriptionCapRoadLocationFrontFootDepthFactorConditionTotal Adj Unit Total Unit Price Land Value And Notes Year Density Decl Frz Year Consv

1000134CRES POND1000003PUD0.000.001.00LT1.001.001.0042,000.0042,000.0042,000

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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