LOT 36
IN OR 2183/988
BUCKHEAD II PUD PHASES 1 & 2

MCGREW JASON A & SANDRA L
30341 TROPHY TRL
BRYCEVILLE, FL 32009

2026

01-1S-24-018C-0036-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

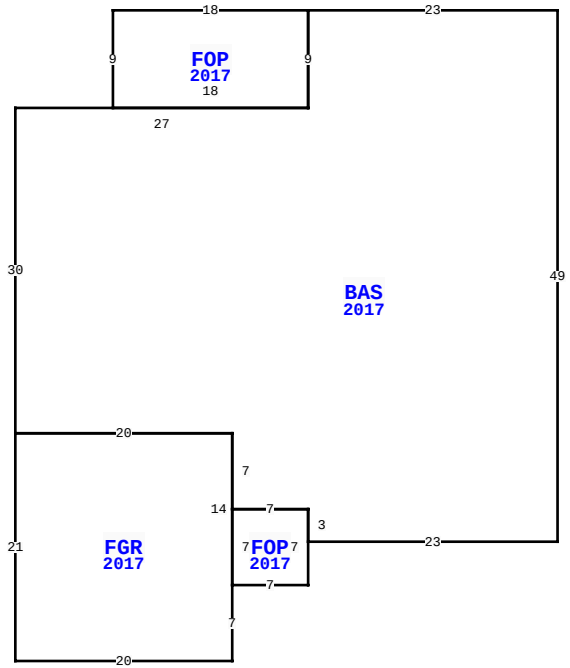
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,986	100	2017	1,986	260,180
FGR	420	55	2017	231	30,263
FOP	49	30	2017	15	1,966
FOP	162	30	2017	49	6,420
TOTALS	2,617			2,281	298,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,281	129.4923	135.97	310,148	2017	2017	0	0	0	3.65	96.35

1 SINGLE FAM 100% - 2019 Heated Area: 1986 HX Base Yr 2019



30341 TROPHY TRL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		298,828
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		390,828
SOH/AGL Deduction		140,919
ASSESSED VALUE		249,909
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		198,498
TOTAL JUST VALUE		390,828
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001683	SWIM POOL	40,000	02/07/2023
18000537	CO ISSUED	0	01/18/2018
17003412	NEW CONSTR	252,889	06/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2183/0988	3/13/2018	WD	Q	I	01	228,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MCGREW JASON A & SA						
2131/1960	6/22/2017	WD	U	V	30	39,500
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W23 FOP=[YR=2017] W18 S9 E18 N9$ S9 W27 S30
FGR=[YR=2017] S21 E20 N7 FOP=[YR=2017] E7 N7 W7 S7$ N14 W20$
E20 S7 E7 S3 E23 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
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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	000134	C	RES POND	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 12/19/2023 BY WW Total Acres: 0.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 07/09/2026 BY SYS