

LOT 38
IN OR 2120/995
BUCKHEAD II PUD PHASES 1 & 2

BANKS TYRONE & ANGELA P
30301 TROPHY TRAIL
BRYCEVILLE, FL 32009

2026

01-1S-24-018C-0038-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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	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	2,006	100	2017	2,006	258,622
FGR	400	55	2017	220	28,363
FOP	49	30	2017	15	1,934
FOP	162	30	2017	49	6,317
TOTALS	2,617			2,290	295,236

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0351	CARPORT MT	0 100	20	18	360.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,290	127.2383	133.60	305,944	2017	2017	0	0	3.50	96.50

1 SINGLE FAM 100% - 2019Heated Area: 2006HX Base Yr 2019

Site map showing property boundaries and areas labeled FOP 2017, BAS 2017, and FGR 2017 with dimensions.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

03/20/2026MLU

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0351	CARPORT MT	0 100	20	18	360.00	SF	10.00	10.00

TOTAL OB/XF									
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		295,236	
TOTAL MARKET OB/XF VALUE		2,808	
TOTAL LAND VALUE - MARKET		42,000	
TOTAL MARKET VALUE		340,044	
SOH/AGL Deduction		125,778	
ASSESSED VALUE		214,266	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		162,855	
TOTAL JUST VALUE		340,044	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		315,676	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1701851	CO ISSUED	0	03/08/2017
B1633188	NEW CONSTR	250,231	10/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2120/0995	5/12/2017	WD	Q	I	01	221,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BANKS TYRONE & ANGE						
1418/1787	6/09/2006	WD	U	V	19	158,000
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W23 FOP=[YR=2017] W18 S9 E18 N9\$ S9 W27 S31 FGR=[YR=2017] S20 E20 N7 FOP=[YR=2017] E7 N7 W7 S7\$ N13 W20\$ E20 S6 E7 S3 E23 N49\$.									