LOT 39
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

ROTH PAUL LAMAR & LESA ANN
30283 TROPHY TRAIL
BRYCEVILLE, FL 32009

2026

01-1S-24-018C-0039-0000

BUILDING CHARACTERISTICS

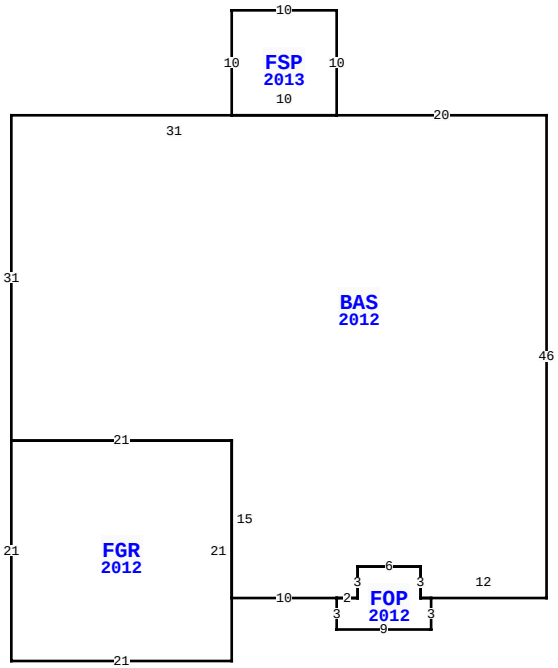
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,013	100	2012	2,013	239,211
FGR	441	55	2012	243	28,877
FOP	45	30	2012	14	1,664
FSP	100	40	2013	40	4,754
TOTALS	2,599			2,310	274,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,310	120.5890	126.62	292,492	2012	2012	0	0	0	6.15	93.85

1 SINGLE FAM 100% - 2014 Heated Area: 2013 HX Base Yr 2014



30283 TROPHY TRL, BRYCEVILLE

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

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	0351	CARPORT MT	0	100	40	18	720.00	SF	10.00	10.00	100	2018	2017		70	5,040	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		274,504
TOTAL MARKET OB/XF VALUE		5,040
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		321,544
SOH/AGL Deduction		134,506
ASSESSED VALUE		187,038
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		130,627
TOTAL JUST VALUE		321,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217694	H/AC	0	10/01/2012
E25334	NEW CONSTR	0	08/01/2012
B26330	NEW CONSTR	231,236	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2872/1095	5/27/2026	WD	Q	I	01	385,900
GRANTOR: TURNER RANDY L & LAUR						
GRANTEE: ROTH PAUL LAMAR & L						
1906/1089	3/04/2014	WD	U	I	30	100
GRANTOR: TURNER RANDY L & LAUR						
GRANTEE: TURNER RANDY L & LA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W20 FSP=[YR=2013] N10 W10 S10 E10$ W31 S31 FGR=[YR=2012] S21 E21 N21 W21$ E21 S15 E10 FOP=[YR=2012] S3 E9 N3 W1 N3 W6 S3 W2$ E2 N3 E6 S3 E12 N46$.

LAND DESCRIPTION

TOTAL OB/XF 5,040

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 03/01/2024 BY WWA Total Acres: 0.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 07/09/2026 BY SYS