LOT 41
IN OR 1964/1376
BUCKHEAD II PUD PHASES 1 & 2

HOOVER SAMUEL A & KRISTINA
30245 TROPHY TRAIL
BRYCEVILLE, FL 32009

2026

01-1S-24-018C-0041-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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

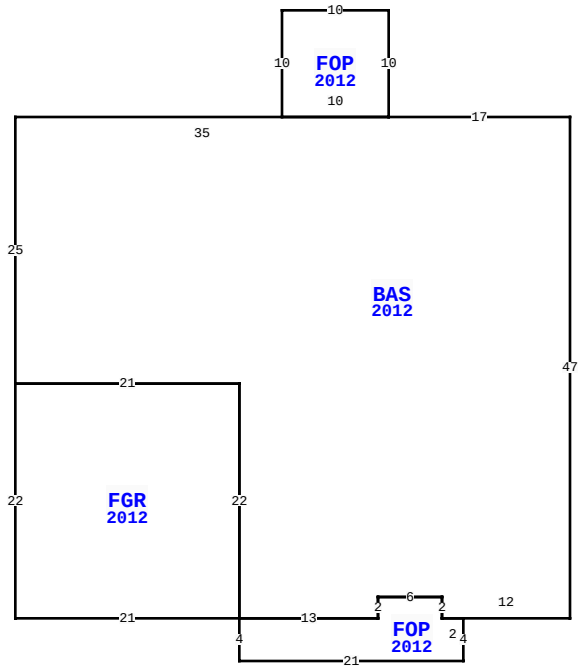
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,970	100	2012	1,970	248,067
FGR	462	55	2012	254	31,984
FOP	96	30	2012	29	3,652
FOP	100	30	2012	30	3,778
TOTALS	2,628			2,283	287,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,283	127.5764	133.96	305,831	2012	2012	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2016 Heated Area: 1970 HX Base Yr 2016



30245 TROPHY TR, 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		309,569
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		351,569
SOH/AGL Deduction		129,513
ASSESSED VALUE		222,056
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		170,645
TOTAL JUST VALUE		351,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226331	CO ISSUED	0	01/25/2013
B1226331	CO ISSUED	0	01/25/2013
M1217659	H/AC	0	10/01/2012
E25335	NEW CONSTR	0	08/01/2012
B26331	NEW CONSTR	229,234	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1964/1376	2/02/2015	WD	Q	I	02	168,000
GRANTOR: FISHER LINDA LOVETT &						
GRANTEE: HOOVER SAMUEL A & K						
1838/1771	1/31/2013	WD	Q	I	02	174,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FISHER LINDA LOVETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W17 FOP=[YR=2012] N10 W10 S10 E10$ W35 S25
FGR=[YR=2012] S22 E21 FOP=[YR=2012] S4 E21 N4 W2 N2 W6 S2
W13$ N22 W21$ E21 S22E13 N2 E6 S2 E12 N47$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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

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BUILDING CHARACTERISTICS

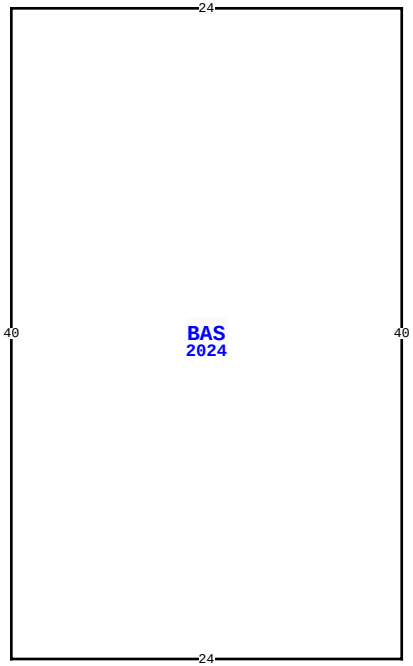
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 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	960	100	2024	960	22,088
TOTALS	960			960	22,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	960	62.1000	24.22	23,251	2020	2020	0	0	0	5.00	95.00

2 GARAGE RES 100% - 2024 Heated Area: 960 HX Base Yr 2016



30245 TROPHY TR, BRYCEVILLE

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NASSAU COUNTY PROPERTY

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TOTAL EXEMPTION VALUE	HX HB	51,411
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TOTAL JUST VALUE		351,569
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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: FISHER LINDA LOVETT &						
GRANTEE: HOOVER SAMUEL A & K						
1838/1771	1/31/2013	WD	Q	I	02	174,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FISHER LINDA LOVETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=56,10] E24 S40 W24 N40 $
.

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

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