LOT 43
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

DEAN EMANUEL & PRISCILLIA
30219 TROPHY TRAIL
BRYCEVILLE, FL 32009

2026

01-1S-24-018C-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 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		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

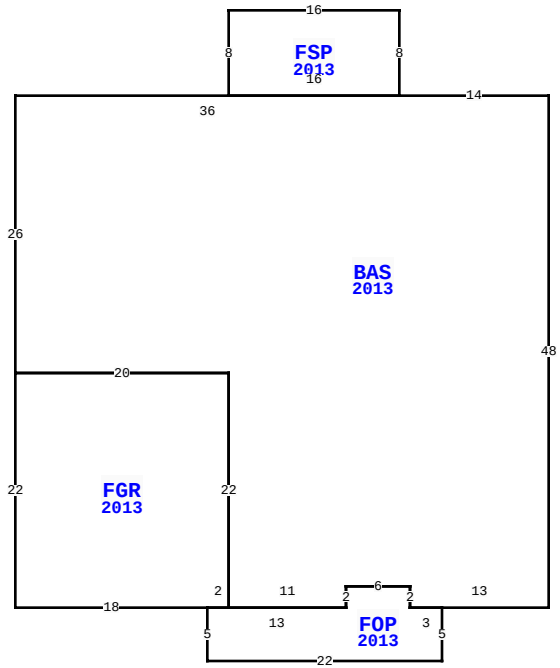
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,948	100	2013	1,948	243,767
FGR	440	55	2013	242	30,283
FOP	122	30	2013	37	4,631
FSP	128	40	2013	51	6,382
TOTALS	2,638			2,278	285,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,278	126.1113	132.42	301,653	2013	2013	0	0	0	5.50	94.50

1 SINGLE FAM 100% - 2025 Heated Area: 1948 HX Base Yr 2025



30219 TROPHY TR, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		285,062
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		327,062
SOH/AGL Deduction		129,065
ASSESSED VALUE		197,997
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		146,586
TOTAL JUST VALUE		327,062
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P16415	NEW CONSTR	0	06/04/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2686/1109	12/14/2023	WD	Q	I	01	370,000
GRANTOR: HAYES JEFFREY S & ROS						
GRANTEE: DEAN EMANUEL & PRIS						
2049/0275	5/20/2016	WD	Q	I	01	187,000
GRANTOR: HUGHART ANTHONY M & E						
GRANTEE: HAYES JEFFREY SCOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W14 FSP=[YR=2013] N8 W16 S8 E16$ W36 S26
FGR=[YR=2013] S22 E18 FOP=[YR=2013] S5 E22 N5 W3 N2 W6 S2
W13$ E2 N22 W20$ E20 S22 E11 N2 E6 S2 E13 N48$.

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	000100	C	RES	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