LOT 56
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

HAUSER CHAWN/NEPRUD BRITNEY
30044 TROPHY TRAIL
BRYCEVILLE, FL 32009

2026

01-1S-24-018C-0056-0000

BUILDING CHARACTERISTICS

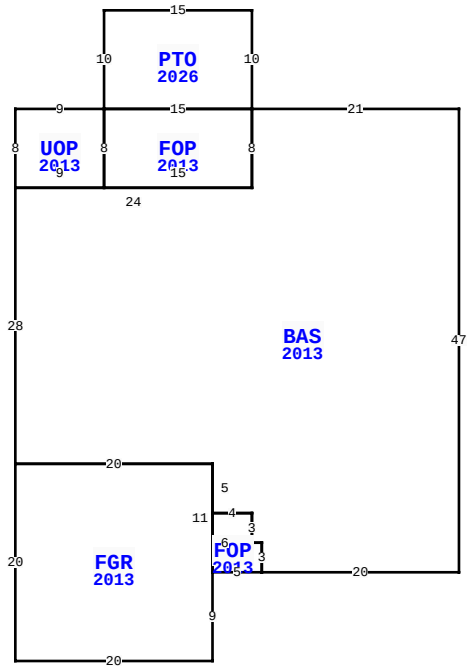
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	31	HARDIE BRD 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,676	100	2013	1,676	213,467
FGR	400	55	2013	220	28,021
FOP	27	30	2013	8	1,019
FOP	120	30	2013	36	4,585
PTO	150	5	2026	8	1,019
UOP	72	20	2013	14	1,783
TOTALS	2,445			1,962	249,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,962	128.3653	134.78	264,438	2013	2013	0	0	0	5.50	94.50

1 SINGLE FAM 100% - 2023 Heated Area: 1676 HX Base Yr 2023



30044 TROPHY TR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		249,894
TOTAL MARKET OB/XF VALUE		2,700
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		294,594
SOH/AGL Deduction		16,499
ASSESSED VALUE		278,095
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		226,684
TOTAL JUST VALUE		294,594
NCON VALUE		3,719
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250010121	SCREEN ENCLOSURE	24,857	09/09/2025
B1327127	CO ISSUED	0	01/27/2014
M18378	H/AC	0	06/01/2013
P16559	NEW CONSTR	0	05/01/2013
B27127	NEW CONSTR	192,985	04/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2588/1136	8/30/2022	WD	Q	I	01	340,000
GRANTOR: CHRISTY MICHAEL S & D						
GRANTEE: HAUSER CHAWN & BRIT						
1927/1516	7/02/2014	WD	Q	I	01	174,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CHRISTY MICHAEL S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=0,0] W21 S8 W24 S28 E20 S5 E4 S3 E1 S3 E20 N47 $
FGR=[YR=2013;ORIG=-45,36] S20 E20 N9 N11 W20 $
FOP=[YR=2013;ORIG=-21,0] W15 S8 E15 N8 $
UOP=[YR=2013;ORIG=-36,0] W9 S8 E9 N8 $
FOP=[YR=2013;ORIG=-25,47] E5 N3 W1 N3 W4 S6 $
PTO=[YR=2026;ORIG=-36,-10] E15 S10 W15 N10 $
.

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
2	0911	SCRN RM A	0	100	10	15	150.00	SF	18.00	18.00	100	2026	2025		100	2,700	

LAND DESCRIPTION

TOTAL OB/XF 2,700

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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 07/09/2026 BY SYS