LOT 64
IN OR 2159/1496
BUCKHEAD II PUD PHASES 1 & 2

KING DANIEL RAY/KING MONICA LYNN
30164 TROPHY TRAIL
BRYCEVILLE, FL 32009

2026

01-1S-24-018C-0064-0000

BUILDING CHARACTERISTICS

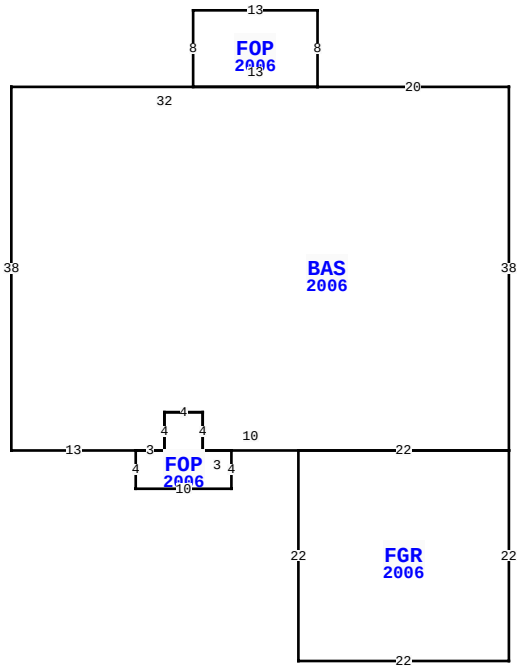
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,960	100	2006	1,960	224,807
FGR	484	55	2006	266	30,510
FOP	56	30	2006	17	1,950
FOP	104	30	2006	31	3,556
TOTALS	2,604			2,274	260,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,274	120.4763	126.50	287,661	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 100% - 2018 Heated Area: 1960 HX Base Yr 2018



30164 TROPHY TR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		260,822
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		302,822
SOH/AGL Deduction		110,071
ASSESSED VALUE		192,751
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		141,340
TOTAL JUST VALUE		302,822
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C16583	CO ISSUED	0	10/01/2005
B16583	NEW CONSTR	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2159/1496	11/22/2017	WD	Q	I	01	198,700
GRANTOR: AAW37 LAND TRUST ET A						
GRANTEE: KING DANIEL RAY & M						
2124/0828	5/10/2017	SW	U	I	12	123,700
GRANTOR: LOANCARE LLC						
GRANTEE: AAW37 LAND TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W20 FOP=[YR=2006] N8 W13 S8 E13$ W32 S38 E13
FOP=[YR=2006] S4 E10 N4 W3 N4 W4 S4 W3$ E3 N4 E4 S4 E10
FGR=[YR=2006] S22 E22 N22 W22$ E22 N38$.

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
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