

LOT 57
IN OR 2166/134
BUCKHEAD II PUD PHASES 1 & 2

MCKINNEY TIMOTHY W
30056 TROPHY TR
BRYCEVILLE, FL 32009

2023

01-1S-24-018C-0057-0000



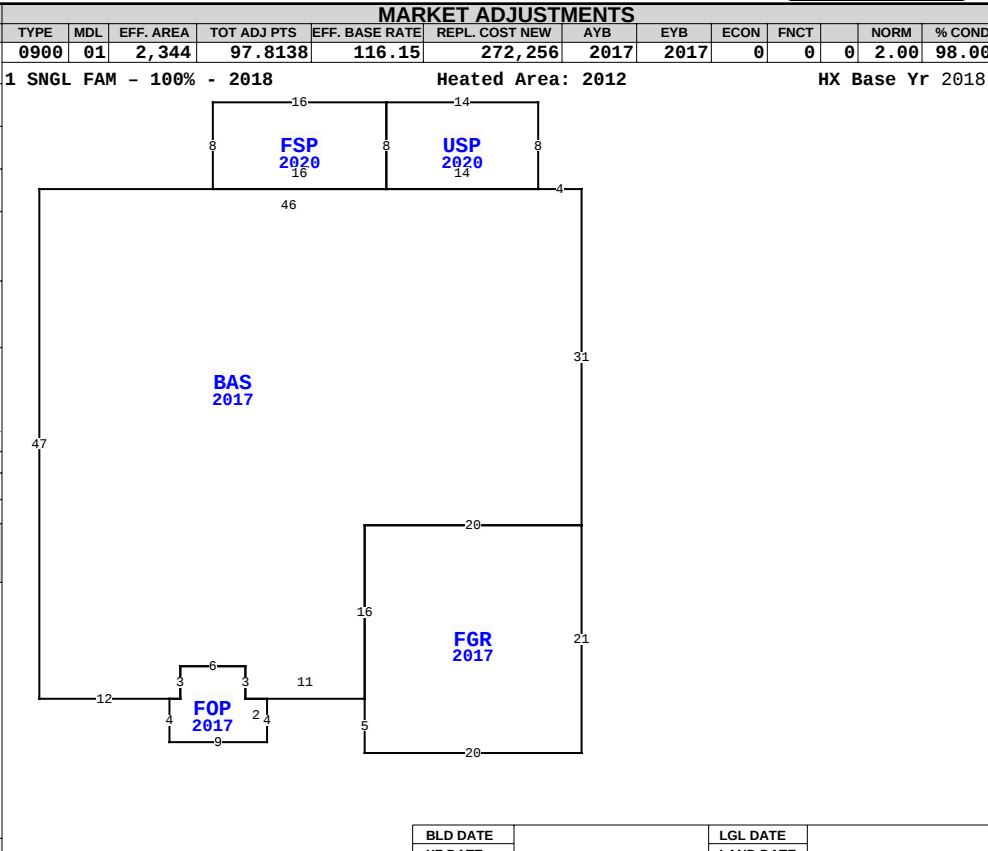
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,012	100	2,012	229,020
FGR	420	55	231	26,294
FOP	54	30	16	1,821
FSP	128	40	51	5,806
USP	112	30	34	3,870
TOTALS	2,726		2,344	266,811

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
1	0811	CONCRETE B	0 100	0	0	592.00	SF	5.20	5.20	100	2017	2017	3
2	0351	CARPORT MT	0 100	40	30	1,200.00	SF	10.00	10.00	100	2018	2018	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00



30056 TROPHY TR, BRYCEVILLE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	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					266,811				
TOTAL MARKET OB/XF VALUE					13,306				
TOTAL LAND VALUE - MARKET					30,000				
TOTAL MARKET VALUE					310,117				
SOH/AGL Deduction					122,367				
ASSESSED VALUE					187,750				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					137,750				
TOTAL JUST VALUE					310,117				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					255,228				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002947	ADDITION	1,932	04/03/2020
17003820	CO ISSUED	0	12/14/2017
17003820	NEW CONSTR	250,543	06/20/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2166/0134	12/20/2017	WD	Q	I	02	220,600	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: MCKINNEY TIMOTHY W							
1606/0894	2/20/2009	WD	U	V	30	170,000	
GRANTOR: CALICO DEVELOPMENT CO							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W4 USP=[YR=2020] N8 W14 FSP=[YR=2020] W16 S8 E16 N8\$ S8 E14\$ W46 S47 E12 FOP=[YR=2017] S4 E9N4 W2 N3 W6 S3 W1\$ E1 N3 E6 S3E11 FGR=[YR=2017] S5 E20 N21 W20 S16\$ N16 E20 N31\$.									