

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

MCKINNEY TIMOTHY W
30056 TROPHY TR
BRYCEVILLE, FL 32009

2025

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



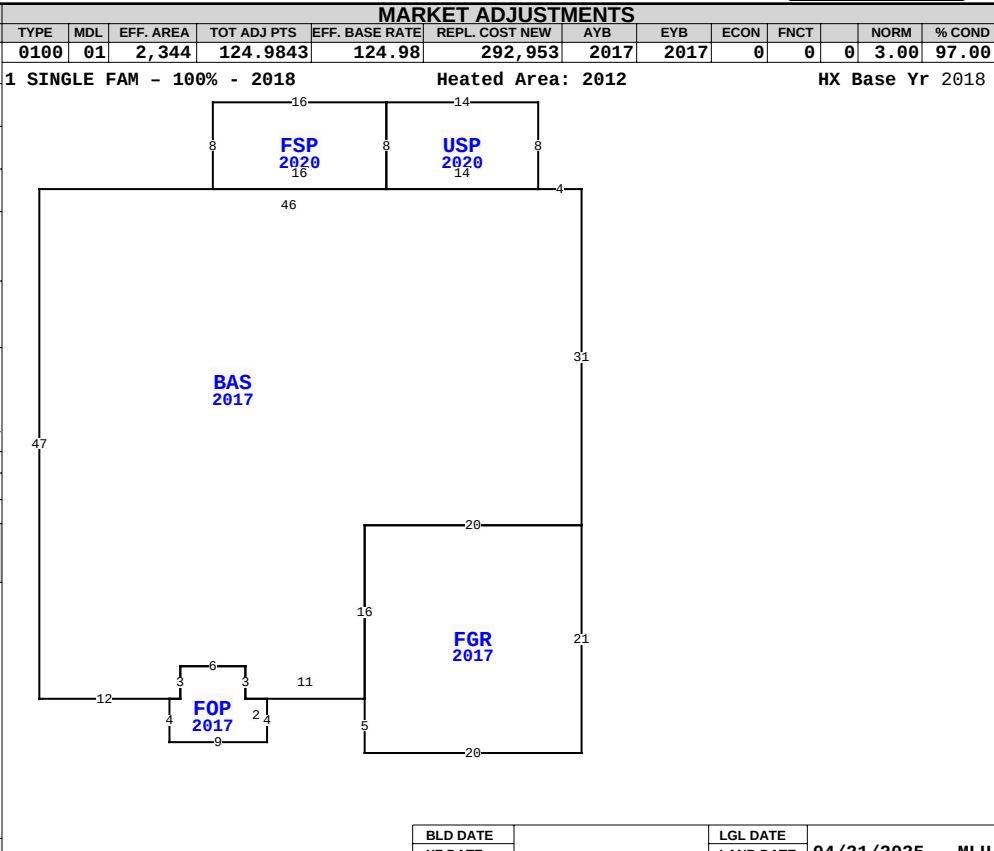
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100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

Quality	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	2,012	100	2017	2,012	243,916
FGR	420	55	2017	231	28,004
FOP	54	30	2017	16	1,940
FSP	128	40	2020	51	6,183
USP	112	30	2020	34	4,122
TOTALS	2,726			2,344	284,164

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	592.00	SF	5.20	5.20	
2	0351	CARPORT MT	0	100	40	30	1,200.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	



TOTAL OB/XF											
12,315											

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12,315											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						284,164					
TOTAL MARKET OB/XF VALUE						12,315					
TOTAL LAND VALUE - MARKET						27,000					
TOTAL MARKET VALUE						323,479					
SOH/AGL Deduction						124,489					
ASSESSED VALUE						198,990					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						148,268					
TOTAL JUST VALUE						323,479					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						322,262					

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\$.											