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

BRECHAK ADAM JAMES & KRISTEN
30240 TROPHY TRAIL
BRYCEVILLE, FL 32009

2026

01-1S-24-018C-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

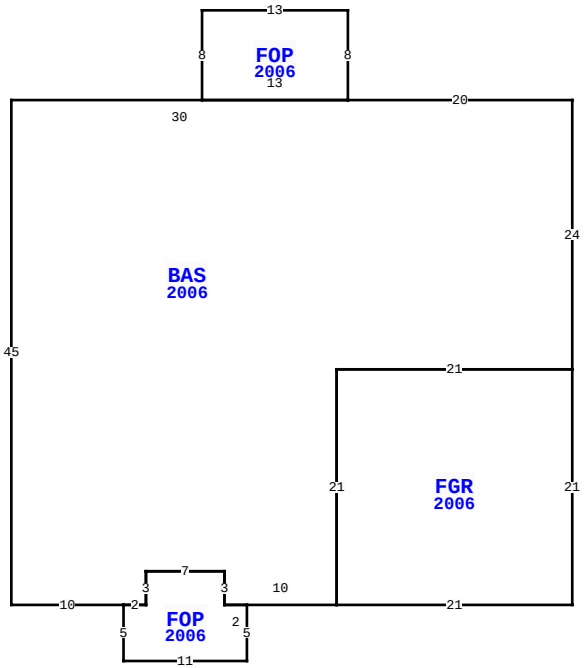
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,788	100	2006	1,788	212,747
FGR	441	55	2006	243	28,914
FOP	76	30	2006	23	2,736
FOP	104	30	2006	31	3,688
TOTALS	2,409			2,085	248,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,085	124.9843	131.23	273,615	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 0% - 0 Heated Area: 1788 HX Base Yr



30240 TROPHY TRL, 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	248,087
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	290,087
SOH/AGL Deduction	0
ASSESSED VALUE	290,087
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	290,087
TOTAL JUST VALUE	290,087
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	275,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007119	REPAIR/RRF	12,282	11/13/2017
C0617110	CO ISSUED	0	11/15/2005
B0617110	NEW CONSTR	0	11/15/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2197/1520	5/21/2018	WD	Q	I	01	215,500
GRANTOR: SPENCER LISA						
GRANTEE: BRECHAK ADAM JAMES						
1515/1035	7/30/2007	WD	Q	I		198,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CONFIDENTIAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W20 FOP=[YR=2006] N8 W13 S8 E13$ W30 S45 E10
FOP=[YR=2006] S5 E11 N5 W2 N3 W7 S3 W2$ E2 N3 E7 S3 E10
FGR=[YR=2006] E21 N21 W21 S21$ N21 E21 N24$.

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	0	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