LOT 9
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

STRICKLAND JAMES A & KRYSTAL B
30380 TROPHY TRAIL
BRYCEVILLE, FL 32009

2026

01-1S-24-018C-0009-0000

NASSAU COUNTY PROPERTY

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		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

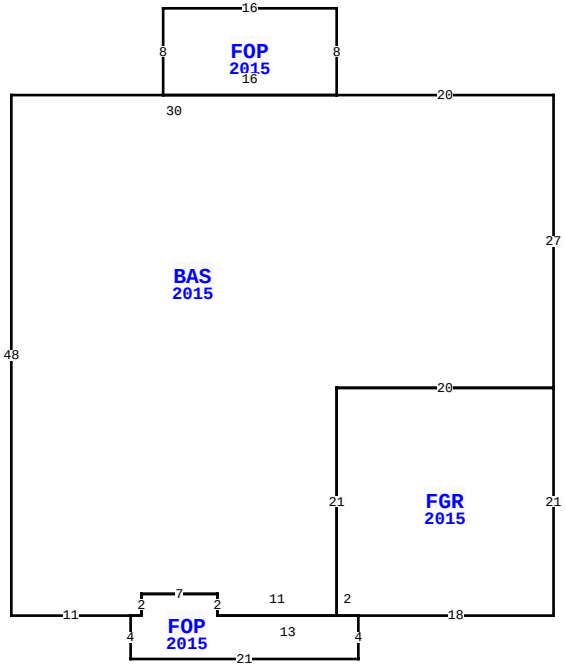
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,966	100	2015	1,966	248,623
FGR	420	55	2015	231	29,212
FOP	98	30	2015	29	3,667
FOP	128	30	2015	38	4,806
TOTALS	2,612			2,264	286,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,264	126.1113	132.42	299,799	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 100% - 2021 Heated Area: 1966 HX Base Yr 2021



30380 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		286,308
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		332,808
SOH/AGL Deduction		87,620
ASSESSED VALUE		245,188
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		193,777
TOTAL JUST VALUE		332,808
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632048	SWIM POOL	0	04/29/2016
B1429135	NEW CONSTR	244,102	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2404/0704	10/26/2020	WD	Q	I	01	250,000
GRANTOR: FOWLER BRYCE W & ASHL						
GRANTEE: STRICKLAND JAMES A						
2192/0113	4/23/2018	WD	Q	I	01	219,900
GRANTOR: MCCONNELL DAVID W & A						
GRANTEE: FOWLER BRYCE W & AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W20 FOP=[YR=2015] N8 W16 S8 E16$ W30 S48 E11
FOP=[YR=2015] S4 E21 N4 FGR=[YR=2015] E18 N21 W20 S21 E2$ W13
N2 W7 S2 W1$ E1 N2 E7 S2 E11 N21 E20 N27$.

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
3	1242	WD DECK A	0	100	0	0	500.00	SF	10.00	10.00	100	2025	2022		90	4,500	

LAND DESCRIPTION

TOTAL OB/XF 4,500

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