LOT 42
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

WILLIAMS ALBERT W SR L/E/
30225 TROPHY TRAIL
BRYCEVILLE, FL 32009

2026

01-1S-24-018C-0042-0000

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

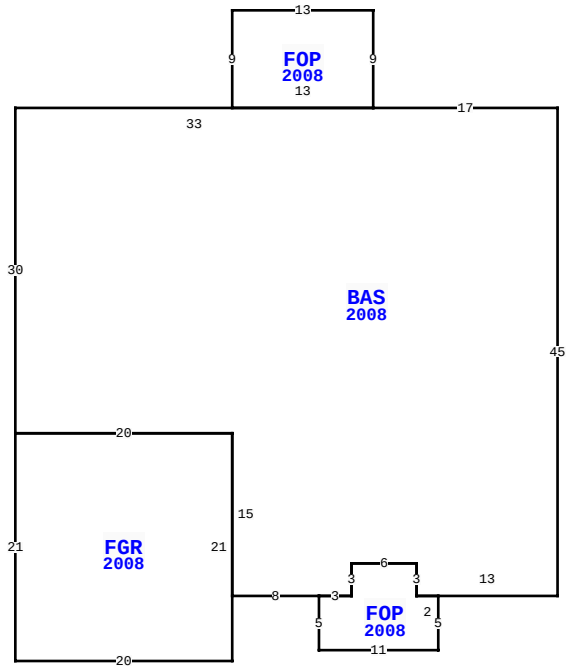
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,932	100	2008	1,932	222,385
FGR	420	55	2008	231	26,590
FOP	73	30	2008	22	2,532
FOP	117	30	2008	35	4,029
TOTALS	2,542			2,220	255,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,220	119.3493	125.32	278,210	2008	2008	0	0	0	8.15	91.85

1 SINGLE FAM 100% - 2025 Heated Area: 1932 HX Base Yr



30225 TROPHY TR, BRYCEVILLE

BLD DATE	12/15/2008	JH	LGL DATE	
XF DATE			LAND DATE	03/20/2026 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		255,536
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		299,336
SOH/AGL Deduction		15,276
ASSESSED VALUE		284,060
TOTAL EXEMPTION VALUE	13	284,060
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		299,336
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20777	CO ISSUED	0	02/19/2009
M14150	MECH OTHER	0	09/01/2008
E21125	ELEC OTHER	2,000	08/01/2008
P13398	OTHER	0	08/01/2008
R10874	REPAIR/RRF	2,800	11/01/2007
B20777	NEW CONSTR	158,862	11/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2567/0042	5/24/2022	WD	U	I	11	100
GRANTOR: WILLIAMS ALBERT W SR						
GRANTEE: WILLIAMS KAYELA A						
1611/0488	2/27/2009	WD	Q	I	01	181,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WILLIAMS DETRA S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W17 FOP=[YR=2008] N9 W13 S9 E13$ W33 S30
FGR=[YR=2008] S21 E20 N21 W20$ E20 S15 E8 FOP=[YR=2008] S5
E11 N5 W2 N3 W6 S3 W3$ E3 N3 E6 S3 E13 N45$. S3 E13 N45$.

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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	90	1,800	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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 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