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

MCKINNEY TIMOTHY W
30056 TROPHY TR
BRYCEVILLE, FL 32009

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

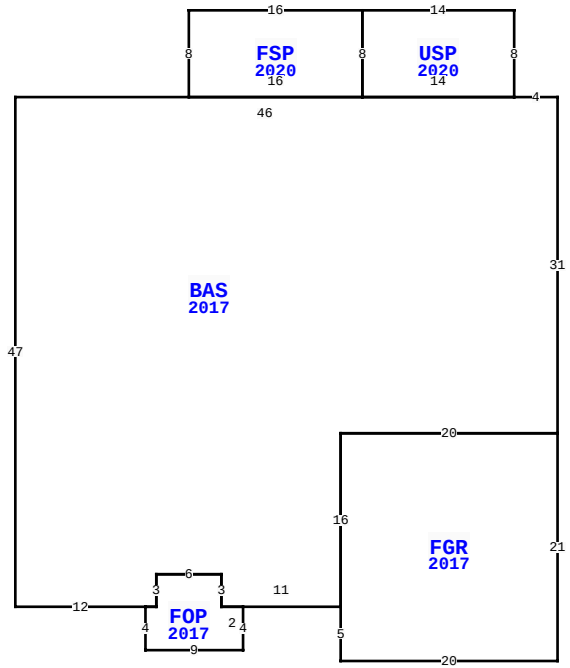
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,012	100	2017	2,012	254,794
FGR	420	55	2017	231	29,253
FOP	54	30	2017	16	2,027
FSP	128	40	2020	51	6,459
USP	112	30	2020	34	4,306
TOTALS	2,726			2,344	296,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,344	124.9843	131.23	307,603	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2026 Heated Area: 2012 HX Base Yr



30056 TROPHY TR, 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		296,837
TOTAL MARKET OB/XF VALUE		8,880
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		347,717
SOH/AGL Deduction		0
ASSESSED VALUE		347,717
TOTAL EXEMPTION VALUE	13	347,717
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		347,717
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,479

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

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$.

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	0351	CARPORT MT	0	100	40	30	1,200.00	SF	10.00	10.00	100	2018	2018	3	74	8,880	

LAND DESCRIPTION

TOTAL OB/XF 8,880

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