LOT 62
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

REES KENNETH C & AMANDA B
30128 TROPHY TRAIL
BRYCEVILLE, FL 32009

2026

01-1S-24-018C-0062-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

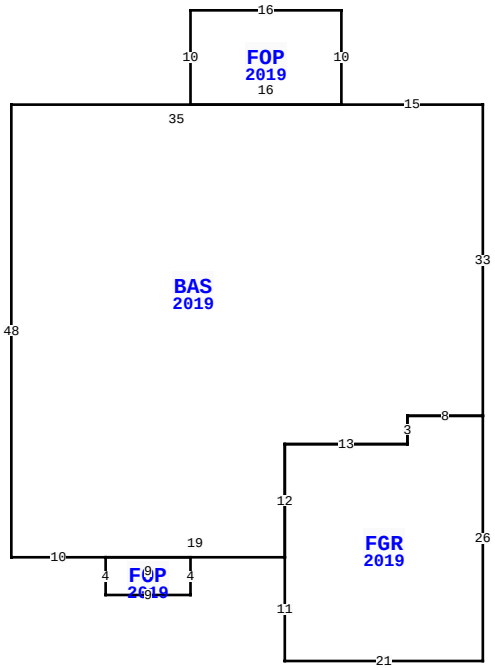
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,124	100	2019	2,124	275,313
FGR	507	55	2019	279	36,164
FOP	36	30	2019	11	1,426
FOP	160	30	2019	48	6,222
TOTALS	2,827			2,462	319,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,462	126.7392	133.08	327,643	2019	2019	0	0	0	2.60	97.40

1 SINGLE FAM 100% - 2020 Heated Area: 2124 HX Base Yr 2020



30128 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		319,124
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		361,124
SOH/AGL Deduction		115,777
ASSESSED VALUE		245,347
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		193,936
TOTAL JUST VALUE		361,124
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260004130	NW RES SCN	9,420	04/17/2026
SP260001282	POOL RESI	90,000	02/05/2026
19001426	CO ISSUED	0	02/14/2019
18008349	NEW CONSTR	282,527	08/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2258/1875	2/28/2019	WD	Q	V	01	246,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: REES KENNETH C & AM						
1409/0458	5/03/2006	WD	U	V	19	158,000
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W15 FOP=[YR=2019] N10 W16 S10 E16$ W35 S48 E10 FOP=[YR=2019] S4 E9 N4 W9$ E19 FGR=[YR=2019] S11 E21 N26 W8 S3 W13 S12$ N12 E13 N3 E8 N33$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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