LOT 63
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

BAILEY CHAD P
30144 TROPHY TRAIL
BRYCEVILLE, FL 32009

2026

01-1S-24-018C-0063-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 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

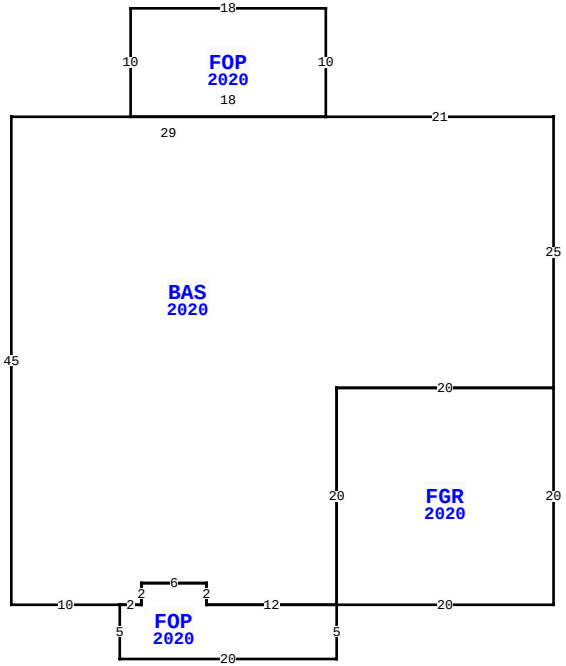
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,838	100	2020	1,838	249,598
FGR	400	55	2020	220	29,875
FOP	112	30	2020	34	4,617
FOP	180	30	2020	54	7,333
TOTALS	2,530			2,146	291,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,146	131.9717	138.57	297,371	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2021 Heated Area: 1838 HX Base Yr 2021



30144 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		301,030
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		343,030
SOH/AGL Deduction		91,924
ASSESSED VALUE		251,106
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		199,695
TOTAL JUST VALUE		343,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000111	CO ISSUED	0	01/06/2020
19005677	NEW CONSTR	250,905	05/30/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2347/0774	3/13/2020	WD	Q	I	01	232,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BAILEY CHAD P						
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=2020] W21 FOP=[YR=2020] N10 W18 S10 E18$ W29 S45 E10
FOP=[YR=2020] S5 E20 N5 W12 N2 W6 S2 W2$ E2 N2 E6 S2 E12
FGR=[YR=2020] E20 N20 W20 S20$ N20 E20 N25$.

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 02/27/2023 BY WW Total Acres: 0.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 07/09/2026 BY SYS

LOT 63
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

BAILEY CHAD P
30144 TROPHY TRAIL
BRYCEVILLE, FL 32009

2026

01-1S-24-018C-0063-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

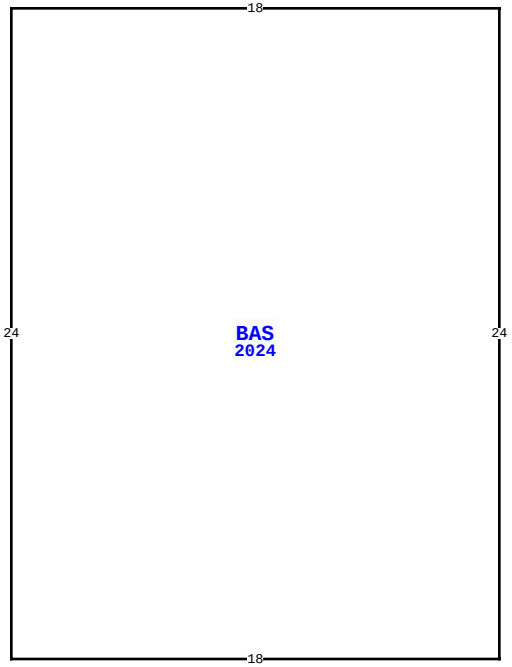
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Floo	03	CONC FINSH 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	432	100	2024	432	9,606
TOTALS	432			432	9,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	432	58.1900	22.69	9,802	2023	2023	0	0	0	2.00	98.00

2 GARAGE RES 100% - 2024 Heated Area: 432 HX Base Yr 2021



30144 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		301,030
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		343,030
SOH/AGL Deduction		91,924
ASSESSED VALUE		251,106
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		199,695
TOTAL JUST VALUE		343,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2347/0774	3/13/2020	WD	Q	I	01	232,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BAILEY CHAD P						
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=2024;ORIG=50,40] E18 N24 W18 S24 $
.

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

REVIEW DATE 02/27/2023 BY WW Total Acres: 0.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 07/09/2026 BY SYS