LOT 71
BUCKHEAD II PUD PHASES 1 & 2
PB 7/135

SPILLANE SEAN P
30097 TROPHY TRL
BRYCEVILLE, FL 32009

2026

01-1S-24-018C-0071-0000

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 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

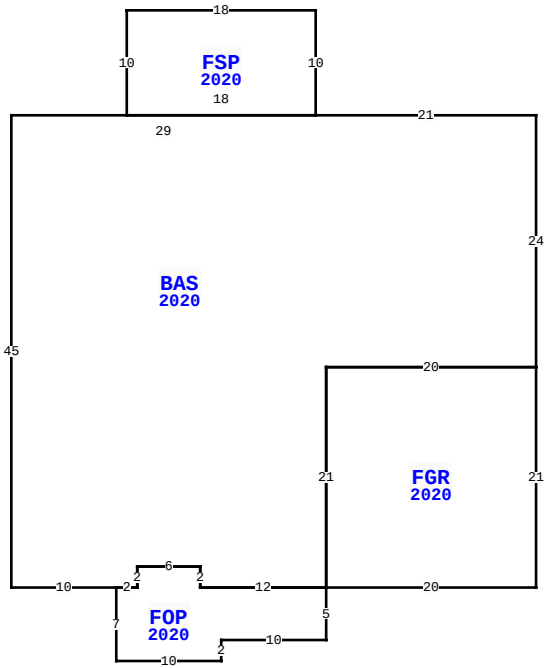
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,818	100	2020	1,818	244,139
FGR	420	55	2020	231	31,021
FOP	132	30	2020	40	5,371
FSP	180	40	2020	72	9,669
TOTALS	2,550			2,161	290,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,161	130.5066	137.03	296,122	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2021 Heated Area: 1818 HX Base Yr 2021



30097 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		290,200
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		332,200
SOH/AGL Deduction		134,399
ASSESSED VALUE		197,801
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		146,390
TOTAL JUST VALUE		332,200
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008991	CO ISSUED	0	09/28/2020
20002962	NEW CONSTR	251,202	04/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2404/0531	10/27/2020	WD	Q	I	01	247,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SPILLANE SEAN P						
2360/0443	5/05/2020	WD	U	V	30	30,000
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W21 FSP=[YR=2020] N10 W18 S10 E18$ W29 S45 E10 FOP=[YR=2020] S7 E10 N2 E10 N5 W12 N2 W6 S2 W2$ E2 N2 E6 S2 E12 FGR=[YR=2020] E20 N21 W20 S21$ N21 E20 N24$.

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
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