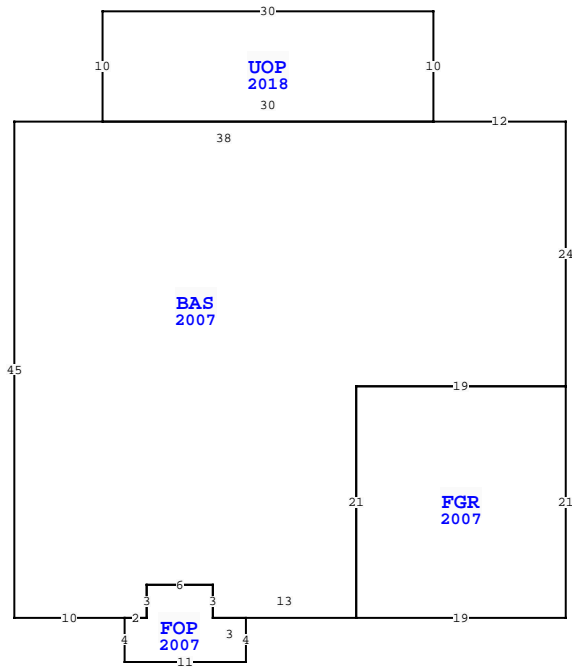


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	16	WD FR STUC 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	01	Quality Level 01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,833	100	1,833
FGR	399	55	219
FOP	62	30	19
UOP	300	20	60
TOTALS	2,594		2,131
			229,111

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,131	97.4610	115.73	246,621	2007	2007	0	0	7.10	92.90
1 SNGL FAM - 100% - 2019 Heated Area: 1833 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			229,111
TOTAL MARKET OB/XF VALUE			6,179
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			265,290
SOH/AGL Deduction			77,863
ASSESSED VALUE			187,427
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			137,427
TOTAL JUST VALUE			265,290
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			216,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18133	ELEC OTHER	2,000	10/01/2006
E18134	ELEC OTHER	2,000	10/01/2006
M12140	MECH OTHER	0	10/01/2006
P11598	OTHER	0	10/01/2006
C18583	CO ISSUED	0	09/01/2006
B18583	NEW CONSTR	148,566	09/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2228/0087	9/28/2018	WD Q	Q	I	01	200,000
GRANTOR: KIRK JASON D & CHRIST						
GRANTEE: TAYLOR WADE H III &						
1782/1899	2/29/2012	WD Q	Q	I	02	129,000
GRANTOR: FANNIE MAE						
GRANTEE: KIRK JASON D & CHRI						

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
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	92	1,840	
2	0811	CONCRETE B	0	100	0	731.00	SF	5.20	5.20	100	2007	2007	3	89	3,383	
3	0810	CONCRETE A	0	100	15	150.00	SF	6.50	6.50	100	2018	2018	3	98	956	

30406 TROPHY TRL, BRYCEVILLE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2007] W12 UOP=[YR=2018] N10 W30 S10 E30\$ W38 S45 E10	
FOP=[YR=2007] S4 E11 N4 W3 N3 W6 S3 W2\$ E2 N3 E6 S3 E13	
FGR=[YR=2007] E19 N21 W19 S21\$ N21 E19 N24\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							