



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

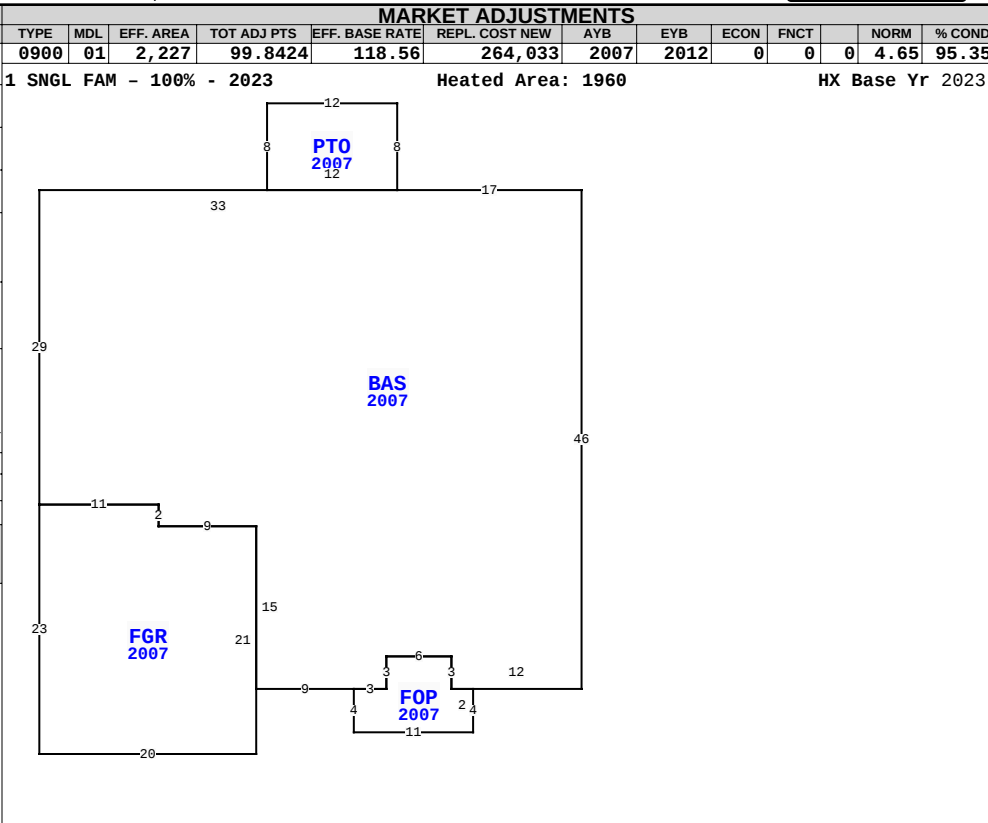
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,960	100	1,960	221,572
FGR	442	55	243	27,470
FOP	62	30	19	2,148
PTO	96	5	5	565

TOTALS	2,560		2,227	251,755
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EXTRA FEATURES											
L N	OB/CF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2007
2	0811	CONCRETE B	0 100	0	0	625.00	SF	5.20	5.20	100	2007
3	0810	CONCRETE A	0 100	20	4	80.00	SF	6.50	6.50	100	2017

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT	



30531 TROPHY TRL, BRYCEVILLE	BLD DATE	05/01/2008	JH	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

L N	OB/CF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/CF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	0811	CONCRETE B	0 100	0	0	625.00	SF	5.20	5.20	100	2007	2007	3	89	2,893	
3	0810	CONCRETE A	0 100	20	4	80.00	SF	6.50	6.50	100	2017	2017	3	97	504	

TOTAL OB/CF												6,617				
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
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

NASSAU COUNTY PROPERTY												PAGE 1 of 2			6
VALUATION SUMMARY												STANDARD			
VALUATION BY												Tax Group: 6			
BUILDING MARKET VALUE												Tax Dist:			
TOTAL MARKET OB/CF VALUE												261,431			
TOTAL LAND VALUE - MARKET												30,000			
TOTAL MARKET VALUE												298,048			
SOH/AGL Deduction												0			
ASSESSED VALUE												298,048			
TOTAL EXEMPTION VALUE												HX HB			
BASE TAXABLE VALUE												248,048			
TOTAL JUST VALUE												298,048			
NCON VALUE												0			
INCOME VALUE															
PREVIOUS YEAR MKT VALUE												244,611			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004271	REPAIR/RRF	13,528	04/26/2019
1702037	XFOB	23,446	03/29/2017
M13284	MECH OTHER	0	09/01/2007
C20351	CO ISSUED	0	08/01/2007
B20351	NEW CONSTR	158,862	08/01/2007
E19924	ELEC OTHER	2,000	08/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2564/0021	5/13/2022	WD	Q	I	01	403,000	
GRANTOR: OPENDOOR PROPERTY TRU							
GRANTEE: SALLETTE SOMMER NOE							
2551/0626	3/24/2022	WD	U	I	37	351,200	
GRANTOR: SPIVEY STEVEN J							
GRANTEE: OPENDOOR PROPERTY T							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W17PTO=[YR=2007] N8W12S8E12S W33S29FGR=[YR=2007] S23E20N21W9N2W11 \$ E11S2E9S15E9FOP=[YR=2007] S4E11N4 W2N3W6S3W3\$E3N3E6S3E12N46\$.											

SALLETTE SOMMER NOEL
30531 TROPHY TRAIL
BRYCEVILLE, FL 32009

2023



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