

CLEVENGER CATHY L & MELVIN E
30262 TROPHY TRAIL
BRYCEVILLE, FL 32009

01-1S-24-018C-0003-0000



BUILDING CHARACTERISTICS

ELEMENT CD CONSTRUCTION

05 AVERAGE 70

16 WD FR STUC 30

08 IRREGULAR 100

03 COMP SHNGL 100

05 DRYWALL 100

14 CARPET 70

08 SHT VINYL 30

03 CENTRAL 100

04 AIR DUCTED 100

4 100

2 100

02 WOOD FRAME 100

1. 100

0 100

00 NONE 100

01 Quality Level 01

0100 SINGLE FAMILY

MKT AREA 08

8016.00

AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE

BAS 2,228 100 2,228 236,259

FGR 462 55 254 26,934

FOP 71 30 21 2,226

FOP 276 30 83 8,801

TOTALS 3,037 2,586 274,222

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 0812 CONCRETE C 0 100 0 0 1,199.00 SF 4.00 4.00 100 2006 2006 3 87 4,173

LAND DESCRIPTION

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 SFR 100 0003 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 30,000.00 30,000.00 30,000

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900 01 2,586 92.3616 115.45 298,554 2006 2006 0 0 8.15 91.85

VALUATION SUMMARY

VALUATION BY STANDARD Tax Group: 6 Tax Dist:

BUILDING MARKET VALUE 274,222

TOTAL MARKET OB/XF VALUE 4,173

TOTAL LAND VALUE - MARKET 30,000

TOTAL MARKET VALUE 308,395

SOH/AGL Deduction 155,470

ASSESSED VALUE 152,925

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 102,925

TOTAL JUST VALUE 308,395

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 296,154

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

2540/1320 2/11/2022 QC U I 11 89,000

GRANTOR: CLEVENGER CATHY L

GRANTEE: CLEVENGER CATHY L & 1464/1401 12/11/2006 WD Q I 242,900

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: POLLOCK CATHY L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W26 S10 FOP=[YR=2006] W23 S12 E23 N12\$ S12\$ S33 E13 FOP=[YR=2006] S5 E10 N5 W1 N3 W7 S3 W2\$ E2 N3 E7 S3 E18 FGR=[YR=2006] S6 E21 N22 W21 S16\$ N16 E21 N39\$.

30262 TROPHY TRL, BRYCEVILLE

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE

Heated Area: 2228

HX Base Yr 2007

FOP 2006 BAS 2006 FGR 2006