



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

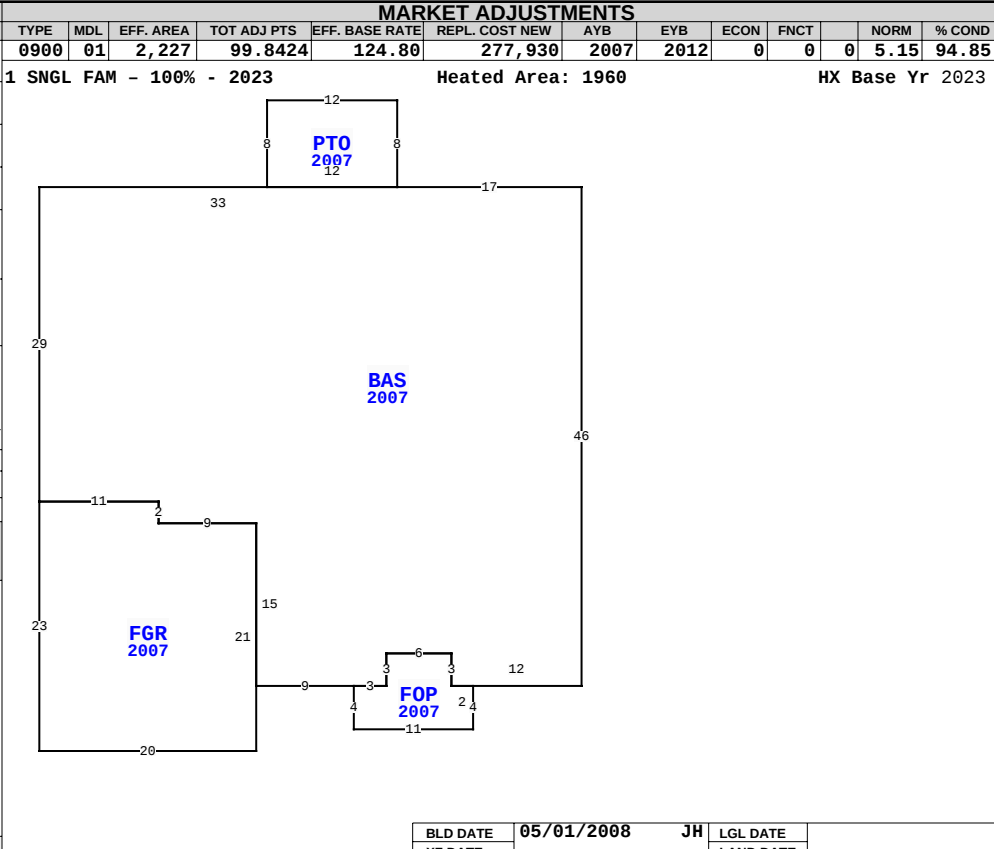
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

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	232,011
FGR	442	55	243	28,764
FOP	62	30	19	2,249
PTO	96	5	5	592
TOTALS	2,560		2,227	263,617

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0500	FP-PRE FAB	0	100	0	0			
2	0811	CONCRETE B	0	100	0	0			
3	0810	CONCRETE A	0	100	20	4			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	0003
REVIEW DATE			02/10/2024	FM	FM



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

NASSAU COUNTY PROPERTY										PAGE 1 of 2					6
VALUATION SUMMARY															
VALUATION BY										STANDARD					
Tax Group: 6										Tax Dist:					
BUILDING MARKET VALUE										273,191					
TOTAL MARKET OB/XF VALUE										6,549					
TOTAL LAND VALUE - MARKET										30,000					
TOTAL MARKET VALUE										309,740					
SOH/AGL Deduction										2,751					
ASSESSED VALUE										306,989					
TOTAL EXEMPTION VALUE										HX HB 50,000					
BASE TAXABLE VALUE										256,989					
TOTAL JUST VALUE										309,740					
NCON VALUE										0					
INCOME VALUE															
PREVIOUS YEAR MKT VALUE										298,048					

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: SALLETT 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

01-1S-24-018C-0028-0000

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