



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		

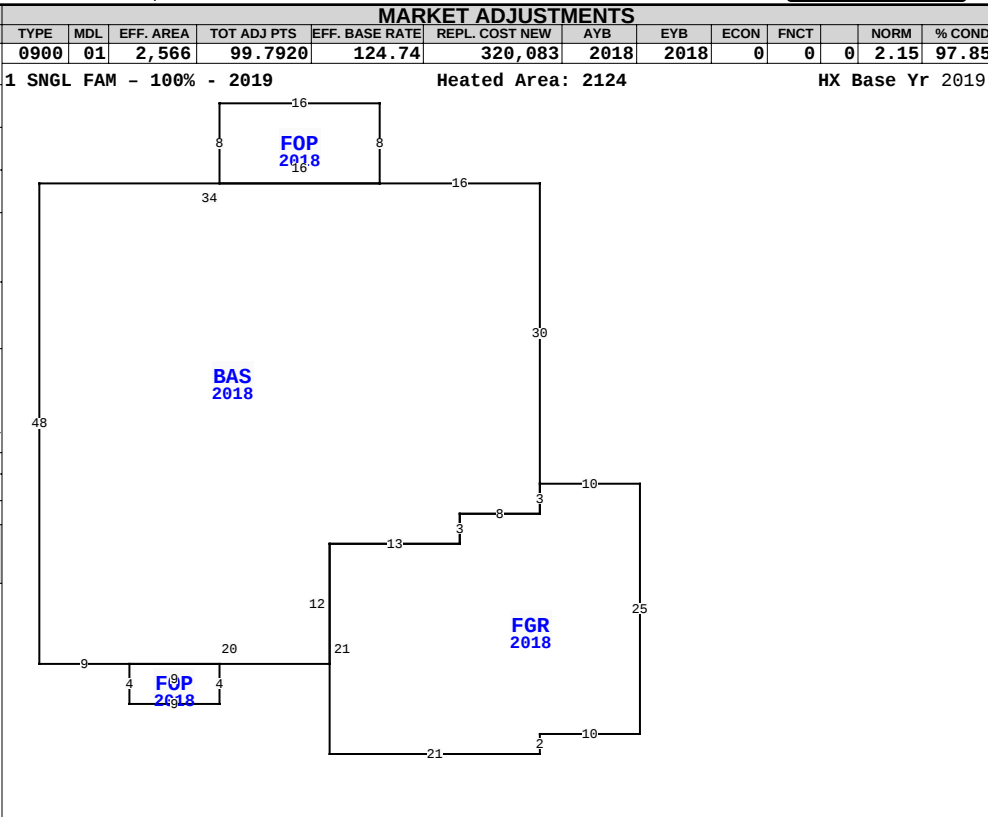
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,124	100	2,124	259,252
FGR	715	55	393	47,969
FOP	36	30	11	1,343
FOP	128	30	38	4,638

TOTALS	3,003		2,566	313,201
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,338.00	SF	4.00	4.00	
2	0476	VF 6 SBPL	0	100	0	0	264.00	LF	32.00	32.00	
3	0911	SCRN RM A	0	100	0	0	1,224.00	SF	17.50	17.50	
4	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	
5	0845	KOOL DECK	0	100	0	0	924.00	SF	7.25	7.25	
6	0462	ST/AL FNC	0	100	180	4	720.00	SF	10.00	10.00	
7	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	

REVIEW DATE	03/01/2024	BY	WWA
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30413 TROPHY TRL, BRYCEVILLE

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

TOTAL OB/XF											65,925	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00		

Market: 0	Agricultural: 0	Common: 30,000
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NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						313,201					
TOTAL MARKET OB/XF VALUE						65,925					
TOTAL LAND VALUE - MARKET						30,000					
TOTAL MARKET VALUE						409,126					
SOH/AGL Deduction						117,318					
ASSESSED VALUE						291,808					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						241,808					
TOTAL JUST VALUE						409,126					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						397,026					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010686	XFOB	29,253	10/23/2018
18006900	SWIM POOL	42,124	07/06/2018
18005137	CO ISSUED	0	05/21/2018
17008051	NEW CONSTR	285,225	12/14/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2392/1769	9/10/2020	TD	U	I	11	100	
GRANTOR: DESOURDY RHONDA H & S							
GRANTEE: SCHULTZ RHONDA H RE							
2202/1296	6/06/2018	WD	Q	I	02	251,000	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: DESOURDY RHONDA H							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2018] W10 BAS=[YR=2018] N30 W16 FOP=[YR=2018] N8 W16 S8 E16\$ W34 S48 E9 FOP=[YR=2018] S4 E9 N4 W9\$ E20 N12 E13 N3 E8 N3\$ S3 W8 S3 W13 S21 E21 N2 E10 N25\$.											