



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	1,932	100	1,932	209,433
FGR	420	55	231	25,041
FOP	73	30	22	2,385
FOP	117	30	35	3,794
TOTALS	2,542		2,220	240,653

TOTALS		27,041	2,220	240,000			
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0811	CONCRETE B	0	100	0	0	
2	0504	FP-ELECTRI	0	100	0	0	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D				
1	000100	C	SFR	100	000				

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,220	93.4038	116.75	259,185	2008	2008	0	0	0	7.15	92.85
1 SNGL FAM - 100% - 2010 Heated Area: 1932 HX Base Yr 2010												
30225 TROPHY TR, BRYCEVILLE												
BLD DATE 12/15/2008 JH LGL DATE XF DATE INC DATE LAND DATE AG DATE												

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 6									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					240,653				
TOTAL MARKET OB/XF VALUE					4,959				
TOTAL LAND VALUE - MARKET					30,000				
TOTAL MARKET VALUE					275,612				
SOH/AGL Deduction					139,629				
ASSESSED VALUE					135,983				
TOTAL EXEMPTION VALUE					HX HB WR VX 60,000				
BASE TAXABLE VALUE					75,983				
TOTAL JUST VALUE					275,612				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					264,881				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20777	CO ISSUED	0	02/19/2009
M14150	MECH OTHER	0	09/01/2008
E21125	ELEC OTHER	2,000	08/01/2008
P13398	OTHER	0	08/01/2008
R10874	REPAIR/RRF	2,800	11/01/2007
B20777	NEW CONSTR	158,862	11/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2567/0042	5/24/2022	WD	U	I	11	100	
GRANTOR:WILLIAMS ALBERT W SR							
GRANTEE:WILLIAMS KAYELA A							
1611/0488	2/27/2009	WD	Q	I	01	181,000	
GRANTOR:SEDA CONSTRUCTION COM							
GRANTEE:WILLIAMS DETRA S &							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2008] W17 FOP=[YR=2008] N9 W13 S9 E13\$ W33 S30 FGR=[YR=2008] S21 E20 N21 W20\$ E20 S15 E8 FOP=[YR=2008] S5 E11 N5 W2 N3 W6 S3 W3\$ E3 N3 E6 S3 E13 N45\$. S3 E13 N45\$.									