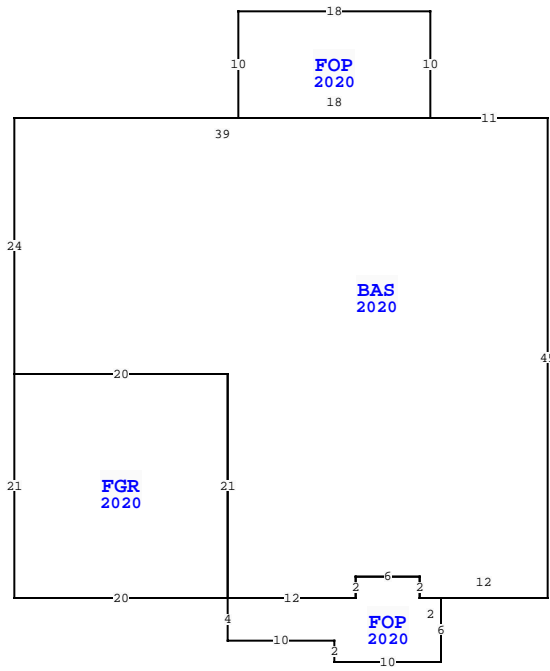




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	0 0 100
Units	0 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	1,818 100 1,818 229,783
FGR	420 55 231 29,197
FOP	112 30 34 4,298
FOP	180 30 54 6,825
TOTALS	2,530 2,137 270,103

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,137	102.1356	127.67	272,831	2020	2020	0	0	1.00	99.00		
1 SNGL FAM - 100% - 2021 Heated Area: 1818 HX Base Yr 2021													



NASSAU COUNTY PROPERTY			PAGE 1 of 2	6
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 6			Tax Dist:	
BUILDING MARKET VALUE			282,081	
TOTAL MARKET OB/XF VALUE			3,918	
TOTAL LAND VALUE - MARKET			30,000	
TOTAL MARKET VALUE			315,999	
SOH/AGL Deduction			76,795	
ASSESSED VALUE			239,204	
TOTAL EXEMPTION VALUE			50,000	
BASE TAXABLE VALUE			189,204	
TOTAL JUST VALUE			315,999	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			303,919	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006251	600SF GARAGE	30,768	05/14/2021
20010016	CO ISSUED	0	10/21/2020
20002860	NEW CONSTR	251,202	04/16/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2408/1420	11/12/2020	WD	Q	I	01	251,900
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: HAUSER TERRY L & VA						
2374/0710	7/07/2020	WD	U	V	30	30,000
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

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	0811	CONCRETE B	0	100	0	0			5.20	100	2020	2020	3	99	3,918	

TOTAL OB/XF														3,918			
30184 TROPHY TR, BRYCEVILLE																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2020] W11 FOP=[YR=2020] N10 W18 S10 E18\$ W39 S24													
FGR=[YR=2020] S21 E20 FOP=[YR=2020] S4 E10 S2 E10 N6 W2 N2 W6													
S2 W12\$ N21 W20\$ E20 S21 E12 N2 E6 S2 E12 N45\$.													

LAND DESCRIPTION														TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	30,000.00	30,000.00	30,000											

