



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	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

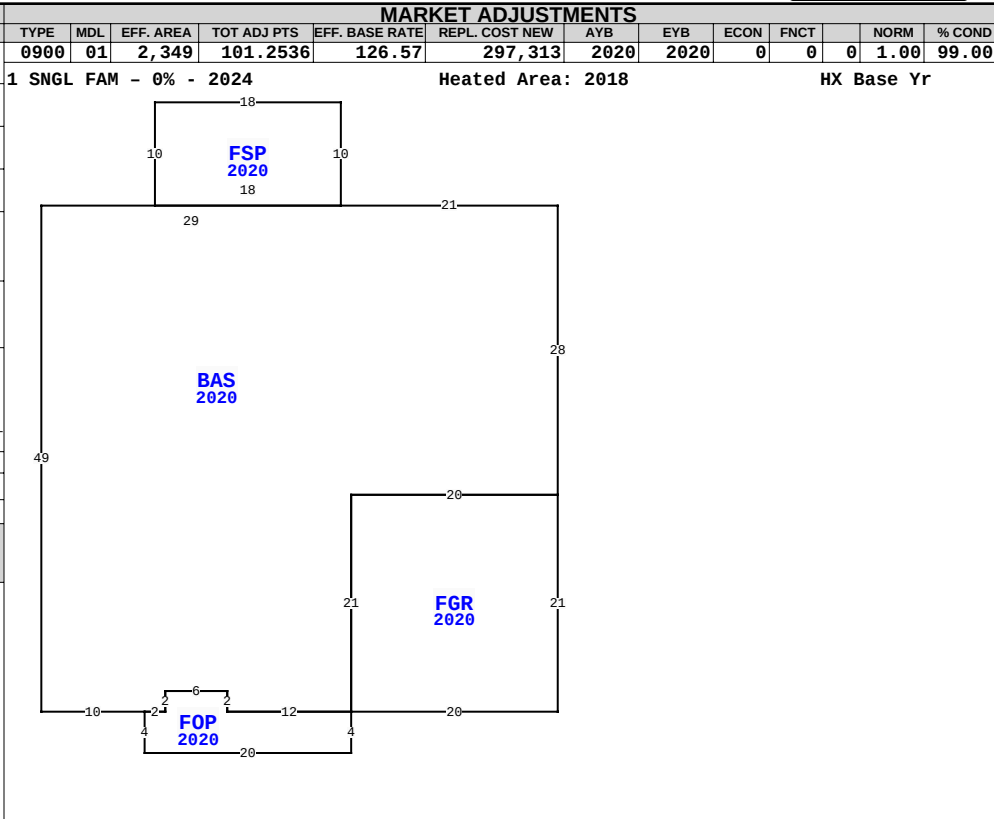
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,018	100	2,018	252,864
FGR	420	55	231	28,946
FOP	92	30	28	3,509
FSP	180	40	72	9,022

TOTALS	2,710		2,349	294,340
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	745.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		PUD	0.00	0.00	1.00



30139 TROPHY TR, BRYCEVILLE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
3,835									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					294,340				
TOTAL MARKET OB/XF VALUE					3,835				
TOTAL LAND VALUE - MARKET					30,000				
TOTAL MARKET VALUE					328,175				
SOH/AGL Deduction					0				
ASSESSED VALUE					328,175				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					328,175				
TOTAL JUST VALUE					328,175				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					314,867				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010434	CO ISSUED	0	10/29/2020
20004888	NEW CONSTR	274,255	06/08/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2704/1686	4/05/2024	WD	Q	I	02	375,000	
GRANTOR: OPENDOOR PROPERTY TRU							
GRANTEE: SMITH GREGORY MARK							
2683/1825	12/08/2023	WD	Q	I	01	348,700	
GRANTOR: BENNETT JOHN G & KRIS							
GRANTEE: OPENDOOR PROPERTY T							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W21 FSP=[YR=2020] N10 W18 S10 E18\$ W29 S49 E10									
FOP=[YR=2020] S4 E20 N4 W12 N2 W6 S2 W2\$ E2 N2 E6 S2 E12									
FGR=[YR=2020] E20 N21 W20 S21\$ N21 E20 N28\$.									