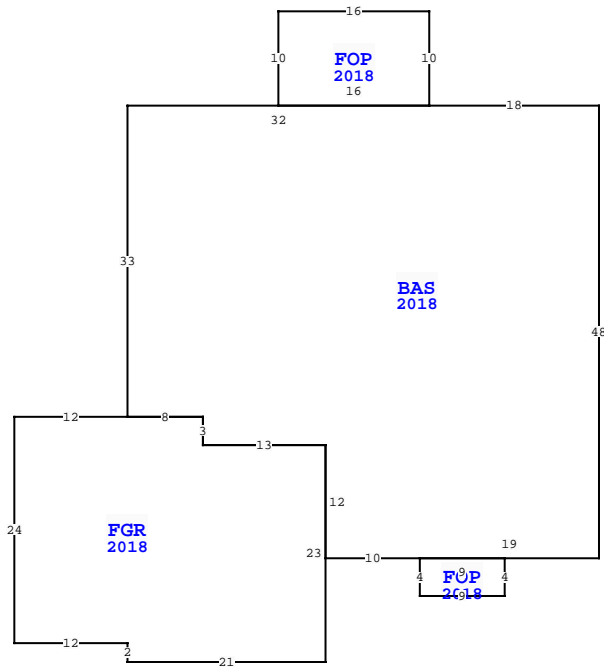




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	0	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,124	100	2018
FGR	795	55	2018
FOP	36	30	2018
FOP	160	30	2018
TOTALS	3,115		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,620	123.8688	123.87	324,539	2018	2018	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2024 Heated Area: 2124 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			316,426
TOTAL MARKET OB/XF VALUE			6,220
TOTAL LAND VALUE - MARKET			27,000
TOTAL MARKET VALUE			349,646
SOH/AGL Deduction			101,014
ASSESSED VALUE			248,632
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			197,910
TOTAL JUST VALUE			349,646
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			347,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010947	CO ISSUED	0	10/31/2018
18006042	NEW CONSTR	296,389	06/13/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2590/1535	9/09/2022	WD Q	Q	I	01	419,900
GRANTOR: PIPKIN KYLE I & TABIT						
GRANTEE: IRBY PHONEMANY VORA						
2236/0662	11/09/2018	WD Q	Q	I	01	262,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PIPKIN KYLE I & TAB						

EXTRA FEATURES		BLD		CAP		L		W		UNITS		UT		Adj R		ADJ UNIT PRICE		ORIG COND		YEAR ON		YEAR ACTUAL		Q		% COND		OB/XF MKT VALUE		NOTES	
L	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	98	1,960															
2	0812	CONCRETE C	0	100	0	0	1,098.00	SF	4.00	4.00	100	2018	2018	3	97	4,260															

TOTAL OB/XF												6,220					
30576 TROPHY TRL, BRYCEVILLE														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	04/21/2025
														INC DATE		AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2018] W18 FOP=[YR=2018] N10 W16 S10 E16\$ W32 S33	
FGR=[YR=2018] W12 S24 E12 S2 E21 N23 W13 N3 W8\$ E8 S3 E13 S12	
E10 FOP=[YR=2018] S4 E9 N4 W9\$ E19 N48\$.	

LAND DESCRIPTION		TOTAL OB/XF		6,220																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	27,000.00	27,000.00	27,000							