

NGO KHAI
30614 TROPHY TRAIL
BRYCEVILLE, FL 32009

01-1S-24-018C-0023-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2		6											
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY													
Exterior Wall		10		ABOVE AVG 100		0100		01		2,435		126.4494		126.45		307,906		2018		2018		0		0		2.50		97.50		VALUATION BY					STANDARD								
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM		- 0%		- 0		Heated Area: 2187										HX Base Yr										Tax Group: 6					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					358,435								
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					11,619								
Interior Floo		14		CARPET 60																										TOTAL LAND VALUE - MARKET					27,000								
Interior Floo		11		CLAY TILE 40																										TOTAL MARKET VALUE					397,054								
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					34,687								
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					362,367								
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					0								
Bathrooms				2 100																										BASE TAXABLE VALUE					362,367								
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					397,054								
Stories		0		0 100																										NCON VALUE					0								
Units		0		0 100																										INCOME VALUE													
Occupancy		00		NONE 100																										PREVIOUS YEAR MKT VALUE					357,063								
Quality		06		Quality Level 06																																							
DOR CODE		0100		SINGLE FAMILY																																							
MAP NUM				MKT AREA																																							
NEIGHBORHOOD/LOC		8016.00																																									
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		1,987		100		2018		1,987		244,975																																	
BAS		200		100		2020		200		24,658																																	
FGR		399		55		2018		219		27,001																																	
FOP		98		30		2018		29		3,575																																	
TOTALS		2,684						2,435		300,208																																	
EXTRA FEATURES										30614 TROPHY TRL, BRYCEVILLE										BLD DATE				LGL DATE				04/21/2025		MLU													
																				XF DATE				LAND DATE																			
																				INC DATE				AG DATE																			
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	0	0	0	687.00	SF	5.20	5.20	100	2018	2018	3	97	3,465																											
2	0812	CONCRETE C	0	0	52	20	1,040.00	SF	4.00	4.00	100	2020	2020	3	98	4,077																											
3	0855	CONC PAVER	0	0	0	0	416.00	SF	10.00	10.00	100	2020	2020	3	98	4,077																											

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