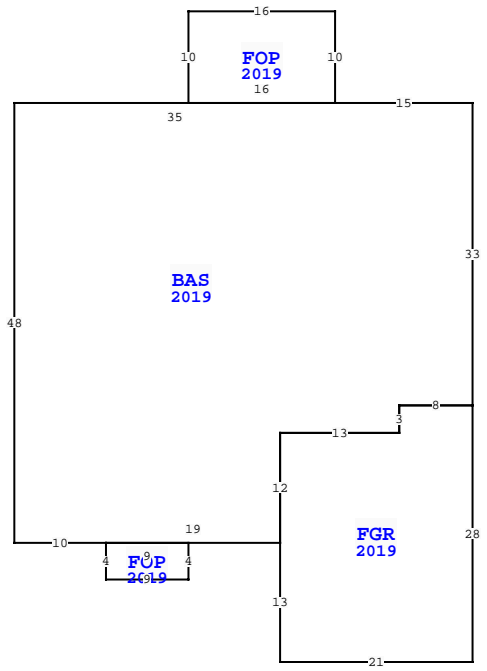




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	80
Exterior Wall	16	WD FR STUC	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	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	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	2019
FGR	549	55	2019
FOP	36	30	2019
FOP	160	30	2019
TOTALS	2,869		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2020								
Heated Area: 2124						HX Base Yr 2020					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			308,335
TOTAL MARKET OB/XF VALUE			3,122
TOTAL LAND VALUE - MARKET			27,000
TOTAL MARKET VALUE			338,457
SOH/AGL Deduction			98,016
ASSESSED VALUE			240,441
TOTAL EXEMPTION VALUE	DX HX HB	55,722	
BASE TAXABLE VALUE			184,719
TOTAL JUST VALUE			338,457
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			336,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002134	CO ISSUED	0	03/04/2019
18009003	NEW CONSTR	284,487	09/04/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2313/1473	10/18/2019	WD Q	Q	I	01	244,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: RICHARD SABRINA L &						
2222/0444	9/04/2018	WD U	V	30		39,500
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	619.00	SF	5.20	5.20	100	2019	2019	3	97	3,122	

BUILDING NOTES			
30086 TROPHY TR, BRYCEVILLE			

BUILDING DIMENSIONS			
BAS=[YR=2019] W15 FOP=[YR=2019] N10 W16 S10 E16\$ W35 S48 E10			
FOP=[YR=2019] S4 E9 N4 W9\$ E19 FGR=[YR=2019] S13 E21 N28 W8			
S3 W13 S12\$ N12 E13 N3 E8 N33\$.			

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	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							