



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 70
Interior Floor	14	CARPET 30
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		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,838	100	2020	1,838	238,923
FGR	400	55	2020	220	28,598
FOP	112	30	2020	34	4,420
FOP	180	30	2020	54	7,019
TOTALS	2,530			2,146	278,960

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
1	0811	CONCRETE B	0	100	0	0		716.00	SF 5.20	100	2020	2020	3	98

LAND DESCRIPTION														
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
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

1 SINGLE FAM - 100% - 2021

Heated Area: 1838

HX Base Yr 2021

18

10

10

18

29

21

25

45

20

20

20

20

10

2

2

12

5

20

FOP 2020

BAS 2020

FGR 2020

FOP 2020

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/21/2025 MLU

TOTAL OB/XF														
3,649														

TOTAL OB/XF														
3,649														

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 2									
6									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					303,972				
TOTAL MARKET OB/XF VALUE					3,649				
TOTAL LAND VALUE - MARKET					27,000				
TOTAL MARKET VALUE					334,621				
SOH/AGL Deduction					90,117				
ASSESSED VALUE					244,504				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					193,782				
TOTAL JUST VALUE					334,621				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					316,296				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000111	CO ISSUED	0	01/06/2020
19005677	NEW CONSTR	250,905	05/30/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2347/0774	3/13/2020	WD	Q	I	01	232,900	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: BAILEY CHAD P							
1409/0458	5/03/2006	WD	U	V	19	158,000	
GRANTOR: CALICO DEVELOPMENT CO							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W21 FOP=[YR=2020] N10 W18 S10 E18\$ W29 S45 E10									
FOP=[YR=2020] S5 E20 N5 W12 N2 W6 S2 W2\$ E2 N2 E6 S2 E12									
FGR=[YR=2020] E20 N20 W20 S20\$ N20 E20 N25\$.									

BAILEY CHAD P
30144 TROPHY TRAIL
BRYCEVILLE, FL 32009

2025

01-1S-24-018C-0063-0000

[illegible]