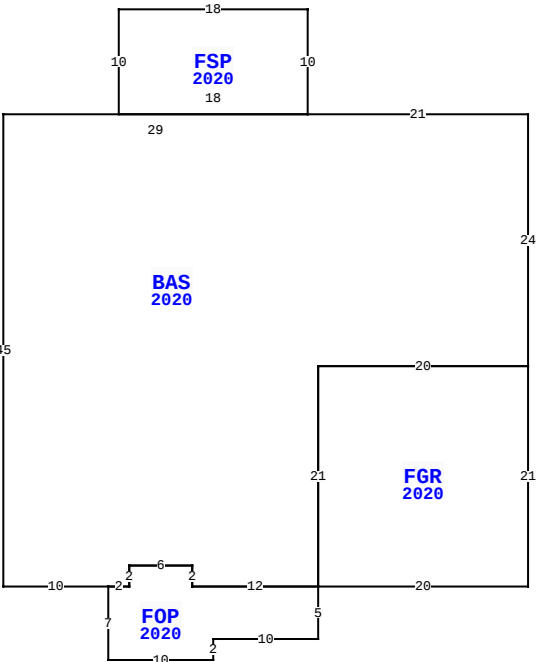


SPILLANE SEAN P
30097 TROPHY TRL
BRYCEVILLE, FL 32009

01-1S-24-018C-0071-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
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	2,161	130.5066	130.51	282,032	2020	2020		0	0	1.50	98.50	VALUATION BY		STANDARD													
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2021													Heated Area: 1818				HX Base Yr 2021				Tax Group: 6		Tax Dist:					
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE				277,802											
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE				3,781											
Interior Floo		11	CLAY TILE 60															TOTAL LAND VALUE - MARKET				27,000											
Interior Floo		14	CARPET 40															TOTAL MARKET VALUE				308,583											
Air Condition		03	CENTRAL 100															SOH/AGL Deduction				115,982											
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE				192,601											
Bedrooms			3 100															TOTAL EXEMPTION VALUE				HX HB		50,722									
Bathrooms			2 100															BASE TAXABLE VALUE				141,879											
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE				308,583											
Stories		0	0 100															NCON VALUE				0											
Units		0	0 100		INCOME VALUE																												
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE				306,956																								
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	1,818	100	2020	1,818	233,708																												
FGR	420	55	2020	231	29,696																												
FOP	132	30	2020	40	5,142																												
FSP	180	40	2020	72	9,256																												
TOTALS		2,550			2,161	277,802																											
EXTRA FEATURES					30097 TROPHY TR, 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	0 100	0	0	742.00	SF	5.20	5.20	100	2020	2020	3	98	3,781																		
LAND DESCRIPTION										TOTAL OB/XF										3,781													
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																