



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	2,124	100	2018	2,124	275,424
FGR	715	55	2018	393	50,962
FOP	36	30	2018	11	1,427
FOP	128	30	2018	38	4,928
TOTALS	3,003			2,566	332,740

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
3	0911	SCRN RM A	0 100	0	0	1,224.00	SF	18.00	
4	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,566	127.5120	133.89	343,562	2018	2018	0	0	3.15	96.85
1 SINGLE FAM 100% - 2019 Heated Area: 2124 HX Base Yr 2019											
30413 TROPHY TRL, BRYCEVILLE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/20/2026 MLU											

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VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE			332,740
TOTAL MARKET OB/XF VALUE			63,804
TOTAL LAND VALUE - MARKET			42,000
TOTAL MARKET VALUE			438,544
SOH/AGL Deduction			130,167
ASSESSED VALUE			308,377
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			256,966
TOTAL JUST VALUE			438,544
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			409,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010686	XFOB	29,253	10/23/2018
18006900	SWIM POOL	42,124	07/06/2018
18005137	CO ISSUED	0	05/21/2018
17008051	NEW CONSTR	285,225	12/14/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2392/1769	9/10/2020	TD	U	I	11
GRANTOR: DESOURDY RHONDA H & S					
GRANTEE: SCHULTZ RHONDA H RE					
2202/1296	6/06/2018	WD	Q	I	02
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: DESOURDY RHONDA H					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2018] W10 BAS=[YR=2018] N30 W16 FOP=[YR=2018] N8 W16 S8 E16\$ W34 S48 E9 FOP=[YR=2018] S4 E9 N4 W9\$ E20 N12 E13 N3 E8 N3\$ S3 W8 S3 W13 S21 E21 N2 E10 N25\$.									

LAND DESCRIPTION										TOTAL OB/XF 63,804									
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
1	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	42,000.00	42,000.00	42,000		