

RICHARD SABRINA L & DARRELL M
30086 TROPHY TRAIL
BRYCEVILLE, FL 32009

01-1S-24-018C-0059-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 80

Exterior Wall16WD FR STUC 20

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor11CLAY TILE 60

Interior Floor14CARPET 40

Air Condition03CENTRAL 100

Heating Type Bedrooms Bathrooms04AIR DUCTED 100
3 100
2 100

Frame Stories Units Occupancy02WOOD FRAME 100
0 100
0 100
00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8016.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,12410020192,124275,313

FGR54955201930239,145

FOP36302019111,426

FOP160302019486,222

TOTALS2,8692,485322,106

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTNORM% COND

0100012,485126.7392133.08330,7042019201902.6097.40

1 SINGLE FAM 100% - 2020Heated Area: 2124HX Base Yr 2020

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/20/2026MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE322,106

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET42,000

TOTAL MARKET VALUE364,106

SOH/AGL Deduction117,173

ASSESSED VALUE246,933

TOTAL EXEMPTION VALUEDX HX HB56,411

BASE TAXABLE VALUE190,522

TOTAL JUST VALUE364,106

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE338,457

SAMPLE

PERMIT NUMDESCRIPTIONAMTISSUED

19002134CO ISSUED003/04/2019

18009003NEW CONSTR284,48709/04/2018

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE

2313/147310/18/2019WDQI01244,900

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: RICHARD SABRINA L &

2222/04449/04/2018WDUV3039,500

GRANTOR: CALICO DEVELOPMENT CO

GRANTEE: SEDA CONSTRUCTION C

BUILDING NOTES

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\$.

EXTRA FEATURES

30086 TROPHY TR, BRYCEVILLE

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/20/2026MLU

LAND DESCRIPTION

TOTAL OB/XF0

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CRES1000003PUD0.000.001.00LT1.001.0042,000.0042,000.0042,000

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 42,000Market: 0Agricultural: 0Common: 42,000PRINTED 07/09/2026 BY SYS