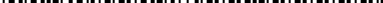


**CHAMBERS CAMERON & CAITLIN**  
30075 TROPHY TRAIL  
BRYCEVILLE, FL 32009

# 2026



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

31

HARDIE BRD 100

Roof Structur

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

4 100

Bathrooms

3 100

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

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,977

100

2020

1,977

251,386

BAS

720

100

2025

720

91,552

FGR

462

55

2020

254

32,298

FOP

36

30

2020

11

1,398

FSP

210

40

2020

84

10,681

FSP

160

40

2025

64

8,138

TOTALS

3,565

3,110

395,452

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

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

01/17/2025

BY

WWA

Total Acres:

0.00

Total Land Value:

42,000

Market:

0

Agricultural:

0

Common:

42,000

PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

3,110

123.5744

129.75

403,522

2020

2020

0

0

2.00

98.00

1 SINGLE FAM

100% - 2021

Heated Area: 2697

HX Base Yr 2021

10

16

10

21

10

10

16

38

12

32

21

13

22

21

9

4

4

19

10

16

45

45

FSP

2025

FSP

2020

BAS

2020

FGR

2020

FOP

2020

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/20/2026

MLU

TOTAL OB/XF

0

NASSAU COUNTY PROPERTY

PAGE 1 of 1

6

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

395,452

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

42,000

TOTAL MARKET VALUE

437,452

SOH/AGL Deduction

111,579

ASSESSED VALUE

325,873

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

274,462

TOTAL JUST VALUE

437,452

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

408,769

PERMIT NUM

DESCRIPTION

AMT

ISSUED

230014070

124,418

11/01/2023

20010158

CO ISSUED

0

10/23/2020

20002246

NEW CONSTR

271,764

03/25/2020

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2409/0198

11/13/2020

WD Q

I

01

246,200

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: CHAMBERS CAMERON &

2360/0419

5/05/2020

WD U

V

30

30,000

GRANTOR: CALICO DEVELOPMENT CO

GRANTEE: SEDA CONSTRUCTION C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W12 W38 S45 E10 E19 N13 E21 N32 \$

FGR=[YR=2020;ORIG=-21,45] S9 E21 N22 W21 S13 \$

FSP=[YR=2020;ORIG=-12,0] N10 W21 S10 E21 \$

FOP=[YR=2020;ORIG=-40,45] S4 E9 N4 W9 \$

BAS=[YR=2025;ORIG=-66,0] E16 S45 W16 N45 \$

FSP=[YR=2025;ORIG=-66,-10] E16 S10 W16 N10 \$

.