



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
---------	--	----------	----

NEIGHBORHOOD/LOC	8016.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,011	100	2,011	215,618
FGR	471	55	259	27,770
FOP	48	30	14	1,501
FOP	117	30	35	3,752

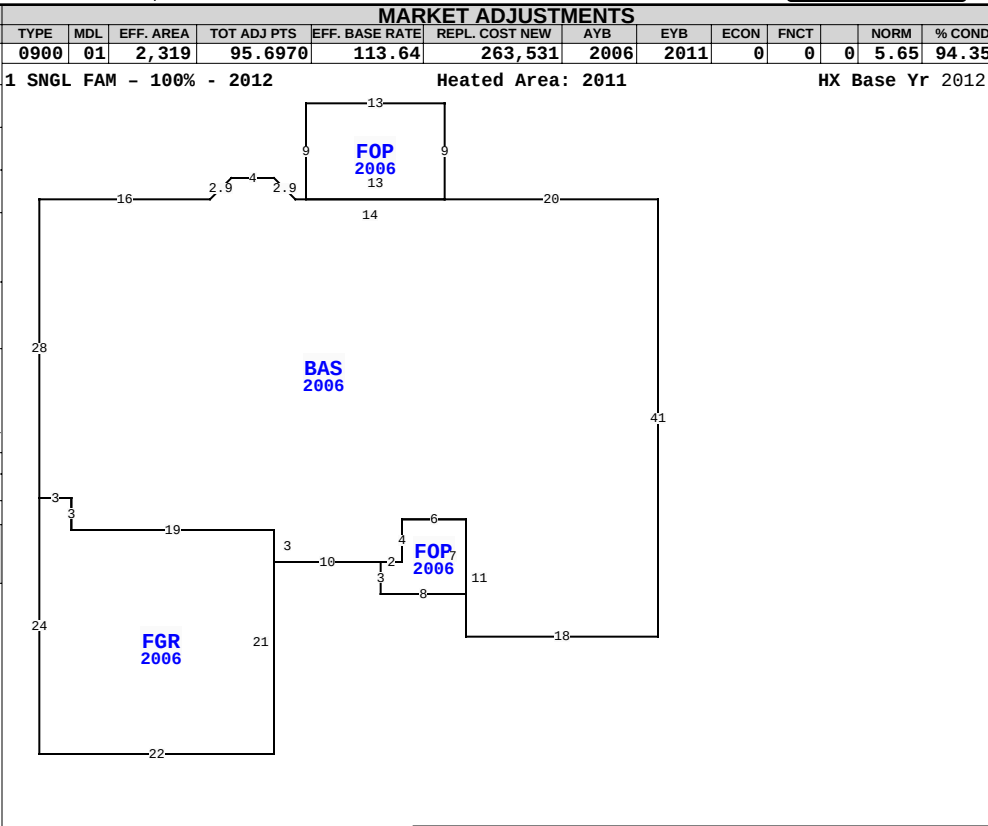
TOTALS	2,647		2,319	248,641
--------	-------	--	-------	---------

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	
2	0811	CONCRETE B	0	100	0	0	988.00	SF	5.20	5.20	100	2006	2006	3	88	4,521	
4	0911	SCRN RM A	0	100	0	0	695.00	SF	17.50	17.50	100	2006	2006	3	31	3,770	
5	0861	POOL GUNIT	0	100	0	0	231.00	SF	85.00	85.00	100	2006	2006	3	48	9,425	
6	0855	CONC PAVER	0	100	0	0	464.00	SF	10.00	10.00	100	2006	2006	3	88	4,083	
7	0855	CONC PAVER	0	100	0	0	168.00	SF	7.00	7.00	100	2006	2006	3	88	1,035	

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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							



20311 DEER RUN TRL, BRYCEVILLE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	6
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		248,641	
TOTAL MARKET OB/XF VALUE		24,654	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		303,295	
SOH/AGL Deduction		147,410	
ASSESSED VALUE		155,885	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		105,885	
TOTAL JUST VALUE		303,295	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		245,378	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005444	REPAIR/RRF	20,026	05/23/2019
B19222	SWIM POOL	6,536	12/01/2006
B18557	SWIM POOL	33,906	09/01/2006
C0516582	CO ISSUED	0	05/02/2006
B0516582	NEW CONSTR	0	05/02/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2515/1360	9/25/2021	QC	U	I	11	100
GRANTOR: HAGER JUSTIN A						
GRANTEE: HAGER JUSTIN ALLEN						
1771/0740	12/22/2011	WD	U	I	38	165,000
GRANTOR: HAMILTON KENNETH N &						
GRANTEE: HAGER JUSTIN A						

BUILDING NOTES

--

BUILDING DIMENSIONS

BAS=[YR=2006] W20 FOP=[YR=2006] N9 W13 S9 E13\$ W14 L2 U2 W4 D2 L2 W16 S28 FGR=[YR=2006] S24 E22 N21 W19 N3 W3\$ E3 S3 E19 S3 E10 FOP=[YR=2006] S3 E8 N7 W6 S4 W2\$ E2 N4 E6 S11 E18 N41\$.