



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,404	100
BAS	72	100
UOP	108	20
TOTALS	1,584	1,498

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,498	110.5170	99.74	149,411	1956	1995	0	0	0 16.88	83.12
1 SINGLE FAM - 100% - 2020 Heated Area: 1476 HX Base Yr 2020											
11385 GOLDEN EAGLE PL, BRYCEVILLE											
BLD DATE 06/13/2023 MLU											

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6			Tax Dist:				
BUILDING MARKET VALUE				124,190			
TOTAL MARKET OB/XF VALUE				11,355			
TOTAL LAND VALUE - MARKET				145,720			
TOTAL MARKET VALUE				281,265			
SOH/AGL Deduction				118,378			
ASSESSED VALUE				162,887			
TOTAL EXEMPTION VALUE			HX HB		50,000		
BASE TAXABLE VALUE				112,887			
TOTAL JUST VALUE				281,265			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				211,115			

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
1	0200	BARN WD 0-	0 100	40 30	1,200.00	SF	20.00	20.00	100	1980	1980
2	0681	POLE SHED	0 100	40 12	480.00	SF	15.00	15.00	100	1995	1995
3	0940	SHEDS/PORT	0 100	40 12	480.00	SF	13.20	13.20	100	1995	1995
4	0810	CONCRETE A	0 100	0 0	448.00	SF	6.50	6.50	100	1991	1991
5	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	1956	1956
6	0940	SHEDS/PORT	0 100	18 12	216.00	SF	30.00	30.00	100	1980	1980

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	5.92	AC	1.00
2	000115	C	SFR ACRES	100		OR	0.00	0.00	1.70	AC	1.00
TOTAL OB/XF 11,355											
REVIEW DATE 01/06/2020 BY TW											