



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms	2 100	
Bathrooms	1 100	
Frame	02	WOOD FRAME 100
Stories	1. 1. 100	
Units	0 100	
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100 SINGLE FAMILY	
MAP NUM	MKT AREA 09	
NEIGHBORHOOD/LOC	9001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	720	100
UOP	15	20
TOTALS	735	723

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	723	110.0000	99.28	71,779	1989	1989	0	0	0 15.50	84.50	
1 SINGLE FAM - 100% - 0 Heated Area: 720 HX Base Yr												
BAS 1993												
UOP 1993												
11236 ELLA AVE, 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				60,653			
TOTAL MARKET OB/XF VALUE				1,408			
TOTAL LAND VALUE - MARKET				60,600			
TOTAL MARKET VALUE				122,661			
SOH/AGL Deduction				60,514			
ASSESSED VALUE				62,147			
TOTAL EXEMPTION VALUE				HX HB 37,147			
BASE TAXABLE VALUE				25,000			
TOTAL JUST VALUE				122,661			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				111,600			
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