



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	94,902
FEP	128	80	102	8,403
FOP	110	30	33	2,719
UDG	780	55	429	35,341
TOTALS	2,170		1,716	141,364

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	12	100	1,200.00	SF	4.00	4.00
2	0810	CONCRETE A	0 100	0	0	445.00	SF	6.50	6.50
3	0811	CONCRETE B	0 100	0	0	920.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0005	OR	0.00	0.00	2.03

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,716	112.0000	101.08	173,453	1977	1977	0	0
1 SINGLE FAM - 100% - 2008 Heated Area: 1152 HX Base Yr 2008									
16 8 FEP 2007 8 44 24 BAS 1993 24 4 34 FOP 1993 5 30 26 UDG 1993 26 30									
22 22 FOP 1993									
BLD DATE XF DATE INC DATE 03/25/2008 JH LGL DATE LAND DATE AG DATE 06/13/2023 MLU									

5732 STAFFORD RD, BRYCEVILLE

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 6								Tax Dist:	
BUILDING MARKET VALUE								141,364	
TOTAL MARKET OB/XF VALUE								8,931	
TOTAL LAND VALUE - MARKET								60,900	
TOTAL MARKET VALUE								211,195	
SOH/AGL Deduction								119,132	
ASSESSED VALUE								92,063	
TOTAL EXEMPTION VALUE								50,000	
BASE TAXABLE VALUE								42,063	
TOTAL JUST VALUE								211,195	
NCON VALUE								0	
INCOME VALUE								0	
PREVIOUS YEAR MKT VALUE								181,164	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514367	REPAIR/RRF	6,800	04/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2538/1743	2/03/2022	WD	U	I	11	100	
GRANTOR: HAYDU GARY Y JR							
GRANTEE: HAYDU GARY Y L/E							
1606/0022	2/19/2009	WD	U	I	30	100	
GRANTOR: HAYDU GARY Y JR & KAT							
GRANTEE: HAYDU GARY Y JR							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W4 FEP=[YR=2007] N8 W16 S8 E16 \$ W44 S24 E14									
FOP=[YR=1993] S5 E22 N5 W22\$ E34 N24\$ PTR= E15 UDG=[YR=1993]									
E30 S26W30 N26 \$ W15 \$.									

TOTAL OB/XF									
8,931									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0005	OR	0.00	0.00	2.03