



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 90		
Interior Floor	11	CLAY TILE 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		2 100		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100	1,536	126,902
FGR	768	55	422	34,865
FSP	96	40	38	3,140
FSP	144	40	58	4,792
TOTALS	2,544		2,054	169,699

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,054	106.1340	95.79	196,753	1994	1994	0	0	0 13.75	86.25
1 SINGLE FAM - 100% - 2022 Heated Area: 1536 HX Base Yr 2022											
5942 STAFFORD RD, BRYCEVILLE											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/13/2023 MLU											

NASSAU COUNTY PROPERTY																	
VALUATION SUMMARY																	
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VALUATION BY					STANDARD												
Tax Group: 6					Tax Dist:												
BUILDING MARKET VALUE					169,699												
TOTAL MARKET OB/XF VALUE					13,125												
TOTAL LAND VALUE - MARKET					65,100												
TOTAL MARKET VALUE					247,924												
SOH/AGL Deduction					27,442												
ASSESSED VALUE					220,482												
TOTAL EXEMPTION VALUE					HX HB VX 55,000												
BASE TAXABLE VALUE					165,482												
TOTAL JUST VALUE					247,924												
NCON VALUE					0												
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE					214,060												
PERMIT NUM	DESCRIPTION				AMT	ISSUED											
E974187	NEW CONSTR				0	11/01/1997											
B9602747	XF0B				25,500	01/01/1996											
8014	NEW CONSTR				80,404	04/15/1992											