



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD													
														Tax Group: 6		Tax Dist:													
														BUILDING MARKET VALUE		0													
														TOTAL MARKET OB/XF VALUE		0													
														TOTAL LAND VALUE - MARKET		209,000													
														TOTAL MARKET VALUE		209,000													
														SOH/AGL Deduction		124,300													
														ASSESSED VALUE		84,700													
														TOTAL EXEMPTION VALUE		0													
														BASE TAXABLE VALUE		84,700													
														TOTAL JUST VALUE		209,000													
														NCON VALUE		0													
														INCOME VALUE															
														PREVIOUS YEAR MKT VALUE		77,000													
DOR CODE										0000 VACANT																			
MAP NUM										MKT AREA 09																			
NEIGHBORHOOD/LOC										9015.00																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS										17134 CR 121, BRYCEVILLE																			
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													
LAND DESCRIPTION										TOTAL OB/XF 0																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000000	C	VAC RES	0	0003	OR	0.00	0.00	11.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	209,000												
REVIEW DATE 01/12/2023 BY ww Total Acres: 11.00 Total Land Value: 209,000 Market: 0 Agricultural: 0 Common: 209,000 PRINTED 08/02/2023 BY SYS																													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017061	NEW CONSTR	443,393	11/16/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2468/1363	6/03/2021	WD	Q	V	01	89,900
GRANTOR: 320 NASSAU LLC						
GRANTEE: DRIGGERS STEPHEN &						

BUILDING NOTES	

BUILDING DIMENSIONS	