



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1										
Exterior Wall	12	CEDAR 100	0900	01	2,389	102.5766	121.81	291,004	1995	2000	0	0	0	11.00	89.00	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 0													Heated Area: 2058									
Roof Cover	12	MODULAR MT 100														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 90																							
Interior Floo	11	CLAY TILE 10																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		3 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units		0 100																							
BUD8 Adjustme	06	DIST 1D 100																							
Occupancy	00	NONE 100																							
Quality			01	Quality Level 01																					
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	2,058	100	2,058	223,110																					
FGR	567	55	312	33,824																					
FOP	25	30	8	867																					
PTO	216	5	11	1,193																					
TOTALS			2,866	2,389	258,994																				
EXTRA FEATURES			1682 PALTO PL, BRYCEVILLE																						
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									
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765										
2	0811	CONCRETE B	0 100	0	0	884.00	SF	5.20	5.20	100	1995	1995	3	72	3,310										
3	0510	GARAGE WD-	0 100	0	0	896.00	SF	23.10	23.10	100	2002	2002	3	32	6,623										
4	0350	CARPORT WD	0 100	0	0	1,680.00	SF	13.00	13.00	100	2002	2002	3	21	4,586										
5	0680	POLE SHED	0 100	10	10	100.00	SF	10.00	10.00	100	2004	2004	3	40	400										
6	0940	SHEDS/PORT	0 100	10	8	80.00	SF	30.00	30.00	100	2004	2004	3	24	576										
TOTAL OB/XF			18,260																						
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	SFR	100	0007	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000								
REVIEW DATE 08/03/2021 BY TWA Total Acres: 3.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																									