



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	20	FACE BRICK 100	0900	01	2,244	103.3704	122.75	275,451	2004	2004	0	0	0	13.50	86.50	VALUATION SUMMARY																																
Roof Structur	03	GABLE/HIP 100	2 SNGL FAM - 100% - 2022													Heated Area: 2117													HX Base Yr 2022																			
Roof Cover	03	COMP SHNGL 100																											VALUATION BY										STANDARD									
Interior Wall	05	DRYWALL 90																											Tax Group: 6										Tax Dist:									
Interior Wall	06	CUST PANEL 10																											BUILDING MARKET VALUE										238,265									
Interior Floo	11	CLAY TILE 70																											TOTAL MARKET OB/XF VALUE										3,188									
Interior Floo	14	CARPET 30																											TOTAL LAND VALUE - MARKET										97,470									
Air Condition	03	CENTRAL 100																											TOTAL MARKET VALUE										338,923									
Heating Type	04	AIR DUCTED 100																											SOH/AGL Deduction										71,796									
Bedrooms	04	3 100																											ASSESSED VALUE										267,127									
Bathrooms	04	2 100																											TOTAL EXEMPTION VALUE										HX HB 50,000									
Frame	02	WOOD FRAME 100																											BASE TAXABLE VALUE										217,127									
Stories	1.	1. 100	TOTAL JUST VALUE										338,923																																			
Units	0	0 100	NCON VALUE										0																																			
Occupancy	00	NONE 100	INCOME VALUE																																													
			PREVIOUS YEAR MKT VALUE										276,624																																			
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	2,117	100	2,117	224,781																																												
FOP	76	30	23	2,442																																												
FSP	260	40	104	11,043																																												
TOTALS			2,453	2,244	238,265																																											
EXTRA FEATURES			1236 D B HICKS RD, 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	0350	CARPORT WD	0 100	24	24	576.00	SF	13.00	13.00	100	1994	1994	3	20	1,498																																	
2	0351	CARPORT MT	0 100	38	27	1,026.00	SF	6.10	6.10	100	2005	2005	3	27	1,690																																	
LAND DESCRIPTION			TOTAL OB/XF 3,188																																													
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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	5.13	AC		1.00	1.00	1.00	19,000.00	19,000.00	97,470																															
REVIEW DATE 03/30/2020 BY TWA Total Acres: 5.13 Total Land Value: 97,470 Market: 0 Agricultural: 0 Common: 97,470 PRINTED 08/02/2023 BY SYS																																																