



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	25	MOD METAL 100	0820	02	972	97.6000	63.44	61,664	1985	1985	0	0	0	70.00	30.00	VALUATION SUMMARY																			
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2023													Heated Area: 932										HX Base Yr 2023									
Roof Cover	01	MINIMUM 100																																	
Interior Wall	04	PLYWOOD 100																																	
Interior Floo	14	CARPET 90																																	
Interior Floo	08	SHT VINYL 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																																	
BUD8 Adjustme	06	DIST 1D 100																																	
Quality			03	Quality Level 03																															
DOR CODE			0200 MOBILE HOME																																
MAP NUM			MKT AREA										09																						
NEIGHBORHOOD/LOC			9001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	932	100	932	17,738																															
UOP	162	25	40	761																															
TOTALS			1,094	972	18,499																														
EXTRA FEATURES			1108 CORTEZ 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	0511	GARAGE CB-	0 100	24	26	624.00	SF	40.00	40.00	100	1986	1986	3	52	12,979																				
2	0812	CONCRETE C	0 100	0	0	1,166.00	SF	4.00	4.00	100	1997	1997	3	75	3,498																				
3	0351	CARPORT MT	0 100	21	18	378.00	SF	10.00	10.00	100	2006	2006	3	31	1,172																				
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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.65	AC		1.00	1.00	1.00	30,000.00	30,000.00	49,500																		
REVIEW DATE 06/25/2018 BY TWA																																			
Total Acres: 1.65 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 08/02/2023 BY SYS																																			