



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	VALUATION SUMMARY																					
Exterior Wall		30	VINYL 100		0800	02	2,280	151.8400	106.29	242,341	2013	2013	0	0	0	25.00	75.00	STANDARD																					
Roof Structur		03	GABLE/HIP 100		2 M/H 94+ - 100% - 2020										Heated Area: 2280					HX Base Yr 2020					VALUATION BY										TAX DIST:				
Roof Cover		03	COMP SHNGL 100		76 30 BAS 2013 76 30										191,737					480																			
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE					60,000																			
Interior Floo		14	CARPET 70												TOTAL LAND VALUE - MARKET					252,217																			
Interior Floo		08	SHT VINYL 30												TOTAL MARKET VALUE					46,588																			
Air Condition		03	CENTRAL 100												SOH/AGL Deduction					205,629																			
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE					50,000																			
Bedrooms			3 100												TOTAL EXEMPTION VALUE					HX HB																			
Bathrooms			2 100												BASE TAXABLE VALUE					155,629																			
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE					252,217																			
Stories		0	0 100												NCON VALUE					0																			
Units		0	0 100												INCOME VALUE					PREVIOUS YEAR MKT VALUE					199,640														
Quality		06	Quality Level 06																																				
DOR CODE		0200	MOBILE HOME																																				
MAP NUM			MKT AREA												09																								
NEIGHBORHOOD/LOC		9008.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	2,280	100	2,280	181,756																																			
TOTALS					2,280		2,280	181,756											06/13/2023					MLU															
EXTRA FEATURES					11755 CR 121, 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																							
2	1242	WD DECK A	0 100	18	10	180.00	SF	10.00	10.00	100	2000	2000	3	20	360																								
3	1242	WD DECK A	0 100	10	6	60.00	SF	10.00	10.00	100	2000	2000	3	20	120																								

GARRETT PATRICK K & CHERYL A
11755 CR 121
BRYCEVILLE, FL 32009

2023

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