



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 3													
Exterior Wall	05	AVERAGE 100	7101	04	3,983	92.4682	155.58	619,675	2004	2004	0	0	0	8.50	91.50	VALUATION BY												
Roof Structur	04	WOOD TRUSS 100	1 CHURCH - 0% - 0													Heated Area: 3948												
Roof Cover	03	COMP SHNGL 100														HX Base Yr												
Interior Wall	05	DRYWALL 100																										
Interior Floo	14	CARPET 90																										
Interior Floo	11	CLAY TILE 10																										
Ceiling	02	F.NOT SUS 100																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Fixtures	10	100																										
Frame	02	WOOD FRAME 100																										
Story Height	10	100																										
RMS	9	100																										
Stories	1.	1. 100																										
Units	0	100																										
Occupancy	00	NONE 100																										
Quality	03	Quality Level 03																										
DOR CODE	7100	CHURCHES																										
MAP NUM		MKT AREA														08												
NEIGHBORHOOD/LOC	8001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	3,948	100	3,948	562,020																								
CAN	96	30	29	4,128																								
CAN	18	30	5	712																								
PTO	18	5	1	143																								
TOTALS	4,080		3,983	567,003																								
EXTRA FEATURES															9777 FORD 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	0811	CONCRETE B	0	0	0	0	600.00	SF	5.20	5.20	100	2004	2004	3	86	2,683												
2	0940	SHEDS/PORT	0	0	13	10	130.00	SF	30.00	30.00	100	2004	2004	3	24	936												
3	0423	CL FNC 5'	0	0	0	0	202.00	LF	6.85	6.85	100	2009	2009	3	78	1,079												
4	0422	CL FNC 4'	0	0	0	0	50.00	LF	15.00	15.00	100	2009	2009	3	78	585												
5	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2009	2009	3	78	936												
6	0920	CWALL-WD/M	0	0	0	0	65.00	LF	390.00	390.00	100	2009	2009	3	45	11,408												
7	0803	ASPHALT C	0	0	0	0	6,420.00	SF	2.00	2.00	100	2006	2006	3	60	7,704												
8	4950	BOLLARD	0	0	0	0	7.00	UT	100.00	100.00	100	2010	2010	3	100	700												
9	1242	WD DECK A	0	0	0	0	360.00	SF	10.00	10.00	100	2010	2010	3	50	1,800												
10	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	2013	2013	3	65	4,680												
LAND DESCRIPTION															TOTAL OB/XF 32,511													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	007100	C	CHURCH	0	0006	OR	0.00	0.00	19.30	AC		1.00	1.00	1.00	14,000.00	14,000.00	270,200											
REVIEW DATE 10/03/2019 BY KK Total Acres: 19.30 Total Land Value: 270,200 Market: 0 Agricultural: 0 Common: 270,200 PRINTED 08/02/2023 BY SYS																												

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