



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 50
Exterior Wall	30	VINYL 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	8003.00	08

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100	1,878	197,720
FGR	360	55	198	20,846
FOP	122	30	37	3,895
USP	336	30	101	10,633
TOTALS	2,696		2,214	233,095

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	0	0	320.00	SF	6.50	
3	0861	POOL GUNIT	0 100	0	0	364.00	SF	85.00	
4	0845	KOOL DECK	0 100	0	0	400.00	SF	7.25	
5	0812	CONCRETE C	0 100	0	0	2,280.00	SF	4.00	
6	0911	SCRN RM A	0 100	50	36	1,800.00	SF	17.50	
7	0351	CARPORT MT	0 100	30	18	540.00	SF	10.00	
8	0476	VF 6 SBPL	0 100	0	0	188.00	LF	32.00	
9	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	
10	0473	VF 3 RAIL	0 100	0	0	705.00	LF	7.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,214	100.4598	119.30	264,130	1998	2003	0	0	0	11.75	88.25	
1 SNGL FAM - 100% - 2022 Heated Area: 1878 HX Base Yr 2022													
9345 FORD RD, BRYCEVILLE													

TOTAL OB/XF													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	83
2	0810	CONCRETE A	0 100	0	0	320.00	SF	6.50	6.50	100	1998	1998	77
3	0861	POOL GUNIT	0 100	0	0	364.00	SF	85.00	85.00	100	2000	2000	27
4	0845	KOOL DECK	0 100	0	0	400.00	SF	7.25	7.25	100	2000	2000	80
5	0812	CONCRETE C	0 100	0	0	2,280.00	SF	4.00	4.00	100	2002	2002	83
6	0911	SCRN RM A	0 100	50	36	1,800.00	SF	17.50	17.50	100	2018	2018	86
7	0351	CARPORT MT	0 100	30	18	540.00	SF	10.00	10.00	100	2017	2017	82
8	0476	VF 6 SBPL	0 100	0	0	188.00	LF	32.00	32.00	100	2021	2021	99
9	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2021	2021	99
10	0473	VF 3 RAIL	0 100	0	0	705.00	LF	7.50	7.50	100	2021	2021	99

TOTAL OB/XF													
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
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00

NASSAU COUNTY PROPERTY													
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VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 6										Tax Dist:			
BUILDING MARKET VALUE										233,095			
TOTAL MARKET OB/XF VALUE										66,054			
TOTAL LAND VALUE - MARKET										30,000			
TOTAL MARKET VALUE										329,149			
SOH/AGL Deduction										18,959			
ASSESSED VALUE										310,190			
TOTAL EXEMPTION VALUE										50,000			
BASE TAXABLE VALUE										260,190			
TOTAL JUST VALUE										329,149			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										301,155			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010349	ADDITION	41,825	10/12/2018
17006060	REPAIR/RRF	11,976	09/29/2017
B006995	XFOB	3,825	03/01/2000
B006780	SWIM POOL	12,000	02/01/2000
B984739	NEW CONSTR	90,390	03/01/1998

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2469/0879	6/04/2021	WD	Q	I	02	360,000			
GRANTOR:MORGAN RONALD J & ANH									
GRANTEE: BEX CHRISTOPHER & C									
1094/0900	11/14/2002	WD	Q	I		152,000			
GRANTOR:ANDERSON LESLIE & SON									
GRANTEE:MORGAN RONALD J & A									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1998] W12 USP=[YR=2000] N12 W28 S12 E28\$ W38 S45 E10 FOP=[YR=1998] S6 E11 N2 E11 N4 FGR=[YR=1998] E18 N20 W18 S20 \$ W13 N2 W6 S2 W3 \$ E3N2 E6 S2 E13 N20 E18 N25 \$.									