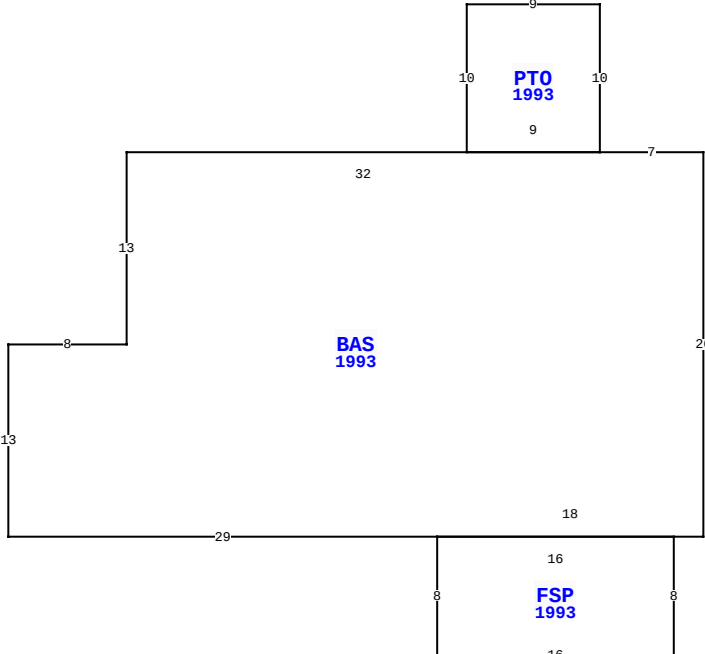


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	20	FACE BRICK 100		0100	01	1,173	129.4260	116.81	137,018	1960	1975	0	0	0	31.85	68.15	VALUATION BY																
Roof Structure	03	GABLE/HIP 100		1 SINGLE FAM - 0% - 0										Heated Area: 1118										STANDARD									
Roof Cover	03	COMP SHNGL 100												HX Base Yr										Tax Group: 6									
Interior Wall	05	DRYWALL 50												BUILDING MARKET VALUE										Tax Dist:									
Interior Wall	06	CUST PANEL 50												TOTAL MARKET OB/XF VALUE										108,318									
Interior Floor	14	CARPET 80												TOTAL LAND VALUE - MARKET										64,291									
Interior Floor	11	CLAY TILE 20												TOTAL MARKET VALUE										522,000									
Air Condition	03	CENTRAL 100												SOH/AGL Deduction										288,999									
Heating Type	04	AIR DUCTED 100												ASSESSED VALUE										46,202									
Bedrooms	3	100												TOTAL EXEMPTION VALUE										242,797									
Bathrooms	2	100												BASE TAXABLE VALUE										0									
Frame	02	WOOD FRAME 100		TOTAL JUST VALUE										242,797																			
Stories	1.	1. 100		NCON VALUE										694,609																			
Units	0	100		INCOME VALUE										0																			
BUD8 Adjustme	06	DIST 1D 100		PREVIOUS YEAR MKT VALUE										178,611																			
Occupancy	00	NONE 100																															
Quality	03	Quality Level 03																															
DOR CODE	5000	IMPROVED AG																															
MAP NUM		MKT AREA		09																													
NEIGHBORHOOD/LOC	9001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,118	100	1,118	89,000																													
FSP	128	40	51	4,060																													
PTO	90	5	4	318																													
TOTALS	1,336		1,173	93,378																													
EXTRA FEATURES				2420 ROWE AVE, BRYCEVILLE																													

A-B DISTRIBUTORS INC
1116 N. EDGEWOOD AVE
JACKSONVILLE, FL 32254-2399

12-1N-23-0000-0002-0000

[illegible]

REVIEW DATE	03/30/2020	BY	TWA	Total Acres: 170.00	Total Land Value: 116,390	Market: 462,000	Agricultural: 56,390	Common: 60,000	PRINTED 08/02/2023 BY SYS
-------------	------------	----	-----	---------------------	---------------------------	-----------------	----------------------	----------------	---------------------------