



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	15	CONC BLOCK 100	2703	06	1,656	72.4550	35.14	58,192	1988	1992	0	0	0	50.00	50.00	VALUATION BY STANDARD																												
Roof Structur	03	GABLE/HIP 100	1 GARAGE - 0% - 0													Heated Area: 1656										HX Base Yr																		
Roof Cover	03	COMP SHNGL 100	18 36 18 28 36 28 36 BAS 1997 BAS 1993													BAS 1997										BAS 1993																		
Interior Wall	01	MINIMUM 100																																										
Interior Floop	03	CONC FINSH 100																																										
Air Condition	01	NONE 100																																										
Heating Type	01	NONE 100																																										
Plumbing	01	2 100																																										
Frame	01	TYP WD 100																																										
Story Height	12	100																																										
RMS	3	100																																										
Stories	1.	1. 100																																										
Class	00	. 100																																										
Units	0	100																																										
BUD8 Adjustme	06	DIST 1D 100																																										
Occupancy	00	NONE 100																																										
Quality	03	Quality Level 03																																										
DOR CODE	8600		COUNTY																																									
MAP NUM			MKT AREA		09																																							
NEIGHBORHOOD/LOC	9001.00																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	1,008	100	1,008	17,711																																								
BAS	648	100	648	11,386																																								
TOTALS	1,656		1,656	29,096																																								
EXTRA FEATURES					10432 CR 121, BRYCEVILLE										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										06/13/2023 MLU									
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	0810	CONCRETE A	0	0	4	28	112.00	SF	6.50	6.50	100	1988	1988	3	57	415																												
2	0810	CONCRETE A	0	0	4	26	104.00	SF	6.50	6.50	100	1997	1997	3	75	507																												
4	0810	CONCRETE A	0	0	26	14	364.00	SF	6.50	6.50	100	1990	1990	3	62	1,467																												
LAND DESCRIPTION																		TOTAL OB/XF 2,389																										
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	008600	C	COUNTY	0		OR	0.00	0.00	1.37	AC		1.00	1.00	1.00	30,000.00	30,000.00	41,100																											
REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.37 Total Land Value: 41,100 Market: 0 Agricultural: 0 Common: 41,100 PRINTED 08/02/2023 BY SYS																																												