



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 2										
Exterior Wall	15	CONC BLOCK 70	0100	01	1,670	98.1000	88.54	147,862	1975	1975	0	0	0	22.15	77.85	VALUATION SUMMARY									
Exterior Wall	05	AVERAGE 30	1 SINGLE FAM - 0% - 0													Heated Area: 1402 HX Base Yr									
Roof Structure	03	GABLE/HIP 100														Tax Group: 6 Tax Dist:									
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 524,346									
Interior Wall	04	PLYWOOD 100														TOTAL MARKET OB/XF VALUE 103,824									
Interior Floor	07	CORK/VTILE 80														TOTAL LAND VALUE - MARKET 113,050									
Interior Floor	14	CARPET 20														TOTAL MARKET VALUE 741,220									
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 333,026									
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 408,194									
Bedrooms	3	100														TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms	1	100														BASE TAXABLE VALUE 358,194									
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 741,220									
Stories	1.	1. 100	NCON VALUE 0																						
Units	0	100	INCOME VALUE																						
BUD8 Adjustme	06	DIST 1D 100	PREVIOUS YEAR MKT VALUE 596,799																						
Occupancy	00	NONE 100																							
Quality	03	Quality Level 03																							
DOR CODE	0100	SINGLE FAMILY																							
MAP NUM		MKT AREA	09																						
NEIGHBORHOOD/LOC	9001.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,402	100	1,402	96,638																					
FOP	54	30	16	1,103																					
UGR	400	45	180	12,407																					
UST	160	45	72	4,963																					
TOTALS	2,016		1,670	115,111																					
EXTRA FEATURES					8450 HWY 301, 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	0504	FP-ELECTRI	0	100	0	0	2.00	2,000.00	100	1980	1980	3	49	1,960											
2	1100	VAC SYSTEM	0	100	0	0	1.00	800.00	100	2005	2005	3	27	216											
3	0812	CONCRETE C	0	100	0	0	1,875.00	4.00	100	2005	2005	3	87	6,525											
4	0681	POLE SHED	0	0	19	10	190.00	15.00	100	2001	2001	3	30	855											
5	0504	FP-ELECTRI	0	100	0	0	1.00	2,000.00	100	2005	2005	3	90	1,800											
6	0861	POOL GUNIT	0	100	0	0	800.00	85.00	100	2011	2011	3	68	46,240											
7	0855	CONC PAVER	0	100	0	0	2,282.00	7.00	100	2011	2011	3	93	14,856											
8	0462	ST/AL FNC	0	100	0	0	1,152.00	10.00	100	2011	2011	3	68	7,834											
9	0463	FENCE GATE	0	100	0	0	2.00	300.00	100	2011	2011	3	83	498											
10	0681	POLE SHED	0	100	40	60	2,400.00	15.00	100	2010	2010	3	64	23,040											
LAND DESCRIPTION					TOTAL OB/XF 103,824																				
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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000								
2	000115	C	SFR ACRES	100	0004		0.00	0.00	5.50	AC		1.00	1.00	0.90	19,000.00	17,100.00	94,050								
REVIEW DATE 05/14/2020 BY TWA Total Acres: 6.50 Total Land Value: 113,050 Market: 0 Agricultural: 0 Common: 113,050 PRINTED 08/02/2023 BY SYS																									

MULDER KELLY J & TINA R
8450 HIGHWAY 301
BRYCEVILLE, FL 32009

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