



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	05	AVERAGE 100	0100	01	1,352	113.3600	102.31	138,323	1980	1980	0	0	17.75	82.25	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 1312 HX Base Yr									
Roof Cover	03	COMP SHNGL 100														BAS 1993									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 70																							
Interior Floo	08	SHT VINYL 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																							
BUD8 Adjustme	06	DIST 1D 100																							
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	1,312	100	1,312	110,405																					
FOP	132	30	40	3,366																					
TOTALS			1,444	1,352	113,771																				
EXTRA FEATURES															6834 CR 119, 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	0810	CONCRETE A	0 100	24	20	480.00	SF	6.50	6.50	100	1990	1990	3	62	1,934										
2	0752	USP	0 100	12	12	144.00	SF	15.00	15.00	100	2000	2000	3	29	626										
3	0510	GARAGE WD-	0 100	25	24	600.00	SF	35.00	35.00	100	2015	2015	3	81	17,010										
4	0810	CONCRETE A	0 100	24	20	480.00	SF	6.50	6.50	100	2015	2015	3	96	2,995										
LAND DESCRIPTION																									
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	000100	C	SFR	100	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000								
REVIEW DATE 05/02/2017 BY TWX Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																									