



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	16	WD FR STUC 100	0100	01	1,859	120.7360	108.96	202,557	1976	1981	0	0	20.50	79.50	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022													Heated Area: 1750									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022									
Interior Wall	04	PLYWOOD 100																							
Interior Floop	13	LVT/LAMMT 100																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		4 100																							
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			05	Quality Level 05																					
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	1,750	100	1,750	151,591																					
FOP	18	30	5	433																					
FSP	260	40	104	9,009																					
TOTALS			2,028	1,859	161,033																				
EXTRA FEATURES			6311 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	0681	POLE SHED	0 100	29	19	551.00	SF	15.00	15.00	100	1975	1975	3	20	1,653										
2	0511	GARAGE CB-	0 100	26	24	624.00	SF	40.00	40.00	100	1991	1991	3	64	15,974										
3	0510	GARAGE WD-	0 100	29	20	580.00	SF	35.00	35.00	100	1975	1975	3	20	4,060										
4	0812	CONCRETE C	0 100	0	0	1,958.00	SF	4.00	4.00	100	1991	1991	3	64	5,012										
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1976	1976	3	40	1,400										
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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	4.14	AC		1.00	1.00	1.00	25,000.00	25,000.00	103,500								
REVIEW DATE 05/02/2017 BY TWX Total Acres: 4.14 Total Land Value: 103,500 Market: 0 Agricultural: 0 Common: 103,500 PRINTED 08/02/2023 BY SYS																									

1 SINGLE FAM - 100% - 2022

Heated Area: 1750

HX Base Yr 2022

FSP 1993

BAS 1993

FOP 1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2621/1113	2/25/2023	WD U	I	I	37	128,200

GRANTOR: SHUMATE IONA L

GRANTEE: BOYD TERESA S & JAM

2621/1110	2/25/2023	QC U	I	I	11	100
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GRANTOR: BOYD TERESA S & JAMES

GRANTEE: SHUMATE IONA L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 FSP=[YR=1993] N10 W26 S10 E26\$ W40 S26 E28

FOP=[YR=1993] E6 N3 W6 S3\$ N3 E6 S3 E34 N26\$.