



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 1																	
Exterior Wall	05	AVERAGE 100	0100	01	1,867	114.1000	102.98	192,264	1972	2000	0	0	10.75	89.25	VALUATION SUMMARY																	
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2007										Heated Area: 1821										HX Base Yr 2007									
Roof Cover	03	COMP SHNGL 100											VALUATION BY										STANDARD									
Interior Wall	05	DRYWALL 100											Tax Group: 6										Tax Dist:									
Interior Floo	11	CLAY TILE 70											BUILDING MARKET VALUE										171,596									
Interior Floo	14	CARPET 30											TOTAL MARKET OB/XF VALUE										8,860									
Air Condition	03	CENTRAL 100											TOTAL LAND VALUE - MARKET										30,000									
Heating Type	04	AIR DUCTED 100											TOTAL MARKET VALUE										210,456									
Bedrooms	3	100											SOH/AGL Deduction										90,872									
Bathrooms	2	100											ASSESSED VALUE										119,584									
Frame	02	WOOD FRAME 100											TOTAL EXEMPTION VALUE										HX HB 50,000									
Stories	1.	1. 100											BASE TAXABLE VALUE										69,584									
Units	0	100	TOTAL JUST VALUE										210,456																			
BUD8 Adjustme	06	DIST 1D 100	NCON VALUE										0																			
Occupancy	00	NONE 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE 189,317																			
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	1,821	100	1,821	167,368																												
FOP	16	30	5	460																												
PTO	180	5	9	827																												
UOP	160	20	32	2,941																												
TOTALS 2,177 1,867 171,596																																
EXTRA FEATURES															6687 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	0910	SCRN RM L	0 100	33 18	594.00	SF	15.00	15.00	100	1985	1985	3	20	1,782																		
2	0811	CONCRETE B	0 100	0 0	775.00	SF	5.20	5.20	100	1980	1980	3	35	1,411																		
3	0510	GARAGE WD-	0 100	28 20	560.00	SF	35.00	35.00	100	1987	1987	3	20	3,920																		
4	0940	SHEDS/PORT	0 100	12 8	96.00	SF	13.20	13.20	100	2006	2006	3	31	393																		
5	0681	POLE SHED	0 100	12 9	108.00	SF	15.00	15.00	100	2006	2006	3	48	778																		
6	1242	WD DECK A	0 100	16 8	128.00	SF	5.00	5.00	100	2019	2019	3	90	576																		
TOTAL OB/XF 8,860																																
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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000															
REVIEW DATE 05/14/2020 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS																																