

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 90
Interior Floor	11	CLAY TILE 10
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
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,264	99.7542	118.46	268,193	1993	1998	0	0	18.00	82.00		

1 SNGL FAM - 100% - 0 Heated Area: 1891 HX Base Yr

Quality	01	Quality Level 01		
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	1,891	100	1,891	183,687
FGR	448	55	246	23,896
FOP	120	30	36	3,497
FSP	228	40	91	8,840
TOTALS	2,687		2,264	219,918

NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 6	Tax Dist:			
BUILDING MARKET VALUE			219,918	
TOTAL MARKET OB/XF VALUE			7,263	
TOTAL LAND VALUE - MARKET			51,000	
TOTAL MARKET VALUE			278,181	
SOH/AGL Deduction			152,727	
ASSESSED VALUE			125,454	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			75,454	
TOTAL JUST VALUE			278,181	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			247,243	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8763	NEW CONSTR	82,625	03/16/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0679/0324	4/20/1993	QD	U	V	07	100
GRANTOR: GOLDEN J C & LINDA						
GRANTEE: JOHNSON KEN & ROBIN						
0668/1155	10/20/1992	WD	U	V	01	100
GRANTOR: GOLDEN J C & LINDA M						
GRANTEE: JOHNSON KEN & ROBIN						

EXTRA FEATURES														6391 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	19	18	342.00	SF	6.50	6.50	100	1993	1993	3	68	1,512	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	
6	0510	GARAGE WD-	0 100	24	16	384.00	SF	35.00	35.00	100	1994	1994	3	23	3,091	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/13/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W24 FSP=[YR=1993] N12 W19 S12 E19\$ W20 U2 L2 W5 D2 L2 W22 S7 FGR=[YR=1993] S24 E21 N20 W14 N4 W7\$ E7 S4 E14 S20 E2 FOP=[YR=1993] S4 E30 N4 W30\$ E52 N31 \$.	

LAND DESCRIPTION										TOTAL OB/XF										7,263				
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	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	0.85	30,000.00	25,500.00	51,000							