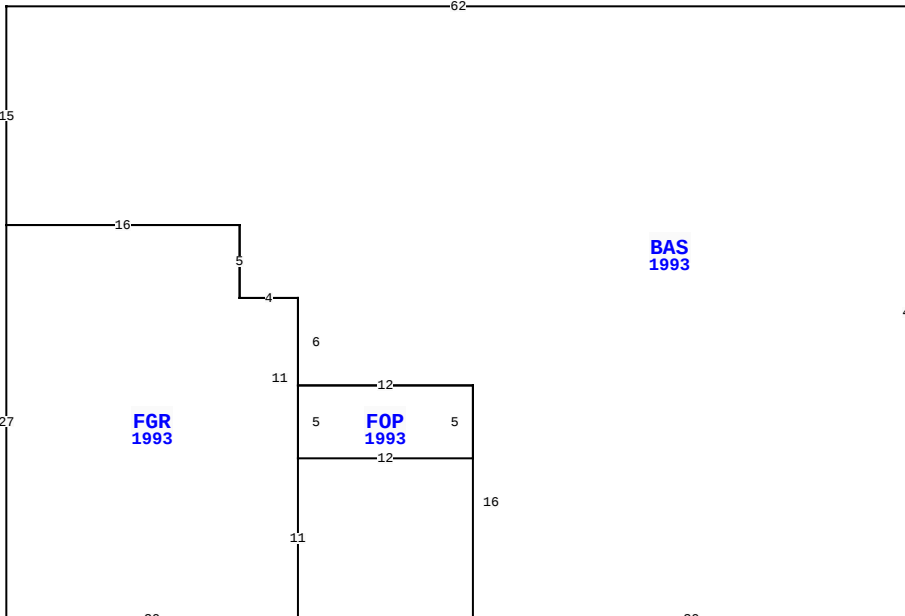


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall		17	CB STUCCO 100							0100	01	2,196	106.2320	95.87	210,531	1989	1989	0	0	0	16.50	83.50	VALUATION BY		STANDARD							
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM - 100% - 2017													Heated Area: 1892		HX Base Yr 2017							
Roof Cover		03	COMP SHNGL 100																													
Interior Wall		05	DRYWALL 100																													
Interior Floo		13	LVT/LAMNT 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		03	MASONRY 100																													
Stories		1.	1. 100																													
Units		0	0 100																													
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	1,892	100	1,892	151,457																												
FGR	520	55	286	22,895																												
FOP	60	30	18	1,441																												
TOTALS		2,472		2,196	175,793																											
EXTRA FEATURES										13149 RAIN SHADOW PL, BRYCEVILLE										BLD DATE				LGL DATE		06/16/2023		MLU				
										XF DATE				LAND DATE				AG DATE														
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	0500	FP-PRE FAB	0 100	0	0		1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380																
3	0810	CONCRETE A	0 100	20	20		400.00	SF	6.50	6.50	100	1990	1990	3	62	1,612																
4	0810	CONCRETE A	0 100	21	20		420.00	SF	6.50	6.50	100	2000	2000	3	80	2,184																
7	0681	POLE SHED	0 100	40	20		800.00	SF	15.00	15.00	100	1995	1995	3	24	2,880																
8	0937	WELL	0 100	0	0		1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000																
9	0936	SEPTC TANK	0 100	0	0		1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000																
LAND DESCRIPTION										TOTAL OB/XF										21,056												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0005	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000															
									</																							



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structur	07	GAMBREL 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	06	CUST PANEL 100		
Interior Floo	14	CARPET 70		
Interior Floo	08	SHT VINYL 30		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Bedrooms		1 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories		1. 1. 100		
Units		0 100		
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	864	100	864	36,793
UGR	1,296	45	583	24,827
TOTALS	2,160		1,447	61,620

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0150	01	1,447	102.0000	51.00	73,797	1989	1989	0	0	16.50	83.50
2 ACCESSORY U - 100% - 2017											
Heated Area: 864											
HX Base Yr 2017											
36 24 36 24 36 24 36 24 36 24 36 24 UGR 1993 BAS 1993											

BLD DATE	LGL DATE	06/16/2023	MUN
YE DATE	LAND DATE		