

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT 0 NORM % COND										VALUATION BY STANDARD									
Exterior Wall 20 FACE BRICK 100										0100 01 2,727 107.7120 97.21 265,092 1975 1975 0 0 0 31.85 68.15										Tax Group: 6 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 50% - 2019 Heated Area: 2396 HX Base Yr 2019										BUILDING MARKET VALUE 180,660									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 40,816									
Interior Wall 03 DRYWALL 100																				TOTAL LAND VALUE - MARKET 284,070									
Interior Floo 14 CARPET 90																				TOTAL MARKET VALUE 292,117									
Interior Floo 08 SHT VINYL 10																				SOH/AGL Deduction 56,005									
Air Condition 02 WINDOW 100																				ASSESSED VALUE 236,112									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HA HAB 50,000									
Bedrooms 4 100																				BASE TAXABLE VALUE 186,112									
Bathrooms 2.5 100																				TOTAL JUST VALUE 505,546									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 247,119									
BUD8 Adjustme 06 DIST 1D 100																													
Occupancy 00 NONE 100																													
Quality 05 Quality Level 05																													
DOR CODE 5000IMPROVED AG																													
MAP NUM MKT AREA 09																													
NEIGHBORHOOD/LOC 9001.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 2,396 100 2,396 158,732																													
FGR 500 55 275 18,219																													
FOP 186 30 56 3,710																													
TOTALS 3,082 2,727 180,660																													
EXTRA FEATURES										9876 CR 121, 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										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/13/2023 MLU																			
1 0500 FP-PRE FAB 0 50 0 0 1.00 UT 3,500.00 3,500.00 100 1975 1975 3 38 1,330																													
2 0812 CONCRETE C 0 50 0 0 2,953.00 SF 4.00 4.00 100 1980 1980 3 35 4,134																													
3 0100 BAR-B-Q 0 50 0 0 1.00 UT 200.00 200.00 100 1980 1980 3 20 40																													
4 0940 SHEDS/PORT 0 50 12 20 240.00 SF 30.00 30.00 100 1972 1972 3 20 1,440																													
6 0861 POOL GUNIT 0 50 0 0 800.00 SF 85.00 85.00 100 1983 1983 3 20 13,600																													
7 0845 KOOL DECK 0 50 6 140 840.00 SF 7.25 7.25 100 1983 1983 3 44 2,680																													
11 0681 POLE SHED 0 50 33 40 1,320.00 SF 15.00 15.00 100 1970 1970 3 20 3,960																													
13 0937 WELL 0 0 0 0 1.00 UT 6,000.00 6,000.00 100 1980 1980 3 100 6,000																													
15 0936 SEPTC TANK 0 0 0 0 1.00 UT 6,000.00 6,000.00 100 1980 1980 3 100 6,000																													
17 0680 POLE SHED 0 50 20 12 240.00 SF 10.00 10.00 100 1972 1972 3 20 480																													
LAND DESCRIPTION										TOTAL OB/XF 39,664																			
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 005000 C RURAL HOME 50 0004 0.00 0.00 1.00 AC 1.00 1.00 1.00 30,000.00 30,000.00 30,000																													
2 005000 C RURAL HOME 50 0004 0.00 0.00 1.00 AC 1.00 1.00 1.00 30,000.00 30,000.00 30,000																													
3 005902 A HARDWOOD SI 0 0.00 0.00 13.95 AC 1.00 1.00 1.00 175.00 175.00 2,441																													
4 005600 A TIMBER 3 SI 0 0.00 0.00 20.00 AC 1.00 1.00 1.00 410.00 410.00 8,200																													
5 009910 M MKT . VAL . AG 0 0.00 0.00 33.95 AC 1.00 1.00 1.10 6,000.00 6,600.00 224,070																													
REVIEW DATE 03/09/2020 BY TWA Total Acres: 35.95 Total Land Value: 70,641 Market: 224,070 Agricultural: 10,641 Common: 60,000 PRINTED 08/02/2023 BY SYS																													

CANADY BRUCE O & TRACY
9876 CR 121
BRYCEVILLE, FL 32009

20-1S-23-0000-0003-0010

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