



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 2																										
Exterior Wall	20	FACE BRICK 100	0900	01	2,948	94.6674	112.42	331,414	2001	2001	0	0	0	15.75	84.25	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2002													Heated Area: 2447													HX Base Yr 2002												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 70																																							
Interior Floo	11	CLAY TILE 30																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		3 100																																							
Bathrooms		2.5 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	2.	2. 100																																							
Units	0	0 100																																							
Occupancy	00	NONE 100																																							
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	1,658	100	1,658	157,035																																					
FGR	671	55	369	34,949																																					
FOP	196	30	59	5,588																																					
FSP	182	40	73	6,914																																					
FUS	789	100	789	74,729																																					
TOTALS			3,496	2,948	279,216																																				
EXTRA FEATURES			9386 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																								
1	0812	CONCRETE C	0	100	0	0	1,520.00	SF	4.00	4.00	100	2001	2001	3	82	4,986																									
2	0803	ASPHALT C	0	100	0	0	4,673.00	SF	2.00	2.00	100	2002	2002	3	52	4,860																									
3	0510	GARAGE WD-	0	100	50	30	1,500.00	SF	35.00	35.00	100	2002	2002	3	32	16,800																									
4	0351	CARPORT MT	0	100	50	12	600.00	SF	10.00	10.00	100	2002	2002	3	21	1,260																									
5	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	2002	2002	3	32	9,139																									
6	0845	KOOL DECK	0	100	0	0	466.00	SF	7.25	7.25	100	2002	2002	3	83	2,804																									
9	0351	CARPORT MT	0	100	50	12	600.00	SF	10.00	10.00	100	2002	2002	3	21	1,260																									
10	0462	ST/AL FNC	0	100	0	0	480.00	SF	10.00	10.00	100	2004	2004	3	40	1,920																									
11	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2004	2004	3	66	198																									
12	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2004	2004	3	40	2,000																									
LAND DESCRIPTION			TOTAL OB/XF													45,227																									
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	5.08	AC		1.00	1.00	1.00	19,000.00	19,000.00	96,520																								
REVIEW DATE 01/12/2023 BY WWX Total Acres: 5.08 Total Land Value: 96,520 Market: 0 Agricultural: 0 Common: 96,520 PRINTED 08/02/2023 BY SYS																																									

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