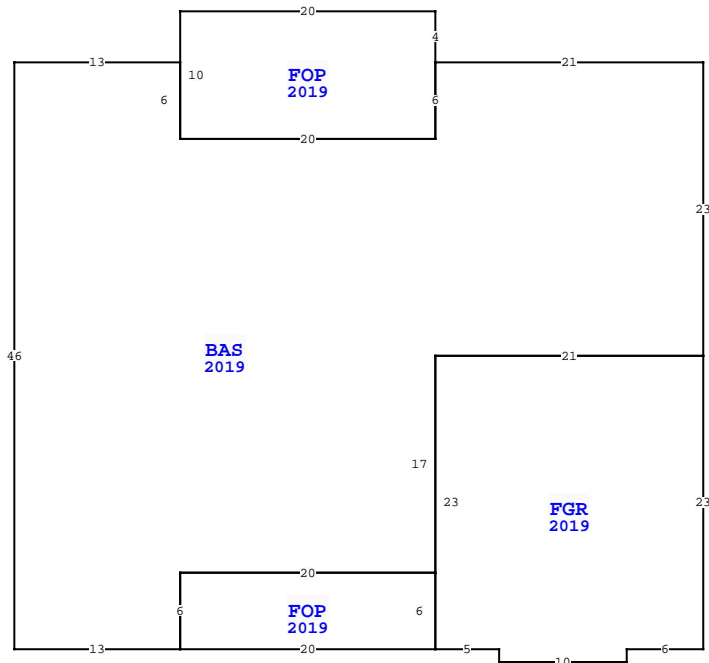




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	0 0 100
Units	0 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	2,128	97.8138	116.15	247,167	2019	2019	0	0	0	1.00	99.00	
1 SNGL FAM - 0% - 2023 Heated Area: 1761 HX Base Yr													



Quality	01	Quality Level 01		
DOR CODE	5000	IMPROVED 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	1,761	100	1,761	202,495
FGR	493	55	271	31,162
FOP	120	30	36	4,139
FOP	200	30	60	6,899
TOTALS	2,574		2,128	244,695

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		264,891	
TOTAL MARKET OB/XF VALUE		6,443	
TOTAL LAND VALUE - MARKET		81,600	
TOTAL MARKET VALUE		302,280	
SOH/AGL Deduction		0	
ASSESSED VALUE		302,280	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		302,280	
TOTAL JUST VALUE		352,934	
NCON VALUE		271,334	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		257,471	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008028	GARAGE	46,152	06/18/2021
19007182	CO ISSUED	0	07/05/2019
18012075	NEW CONSTR	242,241	12/11/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2213/1738	6/03/2018	WD	U	V	30	100
GRANTOR: COULLIETTE BARRY L &						
GRANTEE: COULLIETTE CHRISTOP						
2213/1736	6/03/2018	QC	U	V	11	100
GRANTOR: COULLIETTE CHRISTOPHE						
GRANTEE: COULLIETTE BARRY L						

EXTRA FEATURES		3103 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	0810	CONCRETE A	0	0	0	484.00	SF	6.50	6.50	100	2020	2020	3	99	3,115	
2	0811	CONCRETE B	0	0	0	640.00	SF	5.20	5.20	100	2021	2021	3	100	3,328	

LAND DESCRIPTION		TOTAL OB/XF 6,443																						
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	005000	C	RURAL HOME	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005500	A	TIMBER 2 SI	0			0.00	0.00	1.72	AC		1.00	1.00	1.00	550.00	550.00	946							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	1.72	AC		1.00	1.00	1.00	30,000.00	30,000.00	51,600							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2019] W21 FOP=[YR=2019] N4 W20 S10 E20 N6\$ S6 W20 N6 W13 S46 E13 FOP=[YR=2019] E20 FGR=[YR=2019] E5 S1 E10 N1 E6 N23 W21 S23\$ N6 W20 S6\$ N6 E20 N17 E21 N23\$.	

Table with columns: ELEMENT, CD, CONSTRUCTION. Rows include Exterior Wall, Roof Structure, Roof Cover, Interior Wall, Interior Floor, Air Condition, Heating Type, Bedrooms, Bathrooms, Frame, Stories, Units, Occupancy.

Table with columns: TYPE, MDL, EFF. AREA, TOT ADJ PTS, EFF. BASE RATE, REPL. COST NEW, AYB, EYB, ECON, FNCT, NORM, % COND. Includes a diagram of a 2 GARAGE RES with UCP and BAS areas.

Table titled 'VALUATION SUMMARY' with columns: VALUATION BY, STANDARD, BUILDING MARKET VALUE, TOTAL MARKET OB/XF VALUE, etc.

Table titled 'SALES DATA' with columns: OFF RECORD Number, DATE, TYPE INST, SALE PRICE. Includes entries for 2213/1738 and 2213/1736.

Table titled 'EXTRA FEATURES' with columns: L, 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.

Table titled 'TOTAL OB/XF' with columns: 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.

BUILDING NOTES
UCP=[YR=2021] W10 BAS=[YR=2021] W30 UCP=[YR=2021] W10 S30 E10 N30\$ S30 E30 N30\$ S30 E10 N30\$.

Table titled 'LAND DESCRIPTION' with columns: 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.