



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 1 6														
Exterior Wall	19	COMMON BRK 60	0100	01	1,778	111.2000	100.36	178,440	1973	1985	0	0	0	23.70	76.30	VALUATION BY STANDARD													
Exterior Wall	05	AVERAGE 40	1 SINGLE FAM - 100% - 0													Heated Area: 1512 HX Base Yr													
Roof Structure	03	GABLE/HIP 100														Tax Group: 6 Tax Dist:													
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 136,150													
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 6,756													
Interior Floor	14	CARPET 70														TOTAL LAND VALUE - MARKET 85,800													
Interior Floor	08	SHT VINYL 30														TOTAL MARKET VALUE 228,766													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 0													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 228,766													
Bedrooms	3	100														TOTAL EXEMPTION VALUE 13 WX 228,766													
Bathrooms	1	100														BASE TAXABLE VALUE 0													
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 228,766													
Stories	1.	1. 100	NCON VALUE 0																										
Units	0	100	INCOME VALUE																										
BUD8 Adjustme	06	DIST 1D 100	PREVIOUS YEAR MKT VALUE 203,363																										
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	1,008	100	1,008	77,187																									
BAS	504	100	504	38,593																									
FCP	240	25	60	4,595																									
FOP	48	30	14	1,072																									
FSP	264	40	106	8,117																									
UCP	240	20	48	3,675																									
UST	84	45	38	2,910																									
TOTALS	2,388		1,778	136,150																									
EXTRA FEATURES					2401 CANAL RD, BRYCEVILLE										BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					06/13/2023 MLU				
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	0	0	200.00	SF	6.50	6.50	100	1980	1980	3	35	455													
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100													
3	0350	CARPORT WD	0	100	17	18	306.00	SF	13.00	13.00	100	1995	1995	3	20	796													
4	0940	SHEDS/PORT	0	100	11	16	176.00	SF	21.30	21.30	100	1995	1995	3	20	750													
6	0350	CARPORT WD	0	100	17	10	170.00	SF	13.00	13.00	100	2011	2011	3	55	1,216													
7	0810	CONCRETE A	0	100	0	0	238.00	SF	6.50	6.50	100	2011	2011	3	93	1,439													
TOTAL OB/XF 6,756																													
LAND DESCRIPTION																													
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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000												
2	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.86	AC		1.00	1.00	1.00	30,000.00	30,000.00	55,800												
REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.86 Total Land Value: 85,800 Market: 0 Agricultural: 0 Common: 85,800 PRINTED 08/02/2023 BY SYS																													