

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

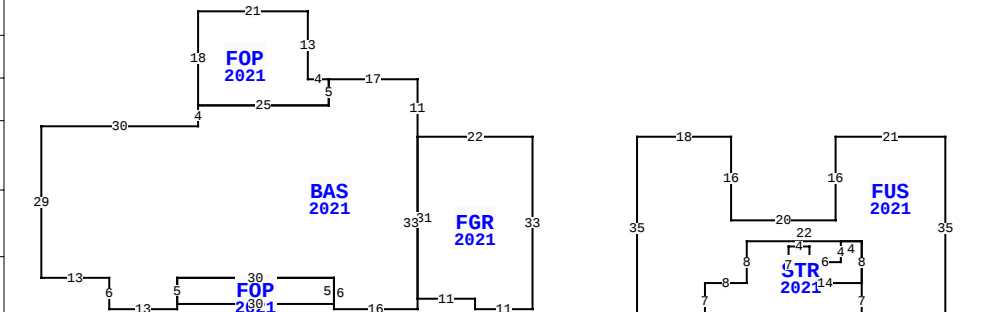
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,515	100	2,515	317,066
FGR	704	55	387	48,789
FOP	150	30	45	5,673
FOP	398	30	119	15,002
FUS	1,359	100	1,359	171,329
STR	84	10	8	1,009

TOTALS	5,210		4,433	558,868
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	5,178.00	SF	4.00	4.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	4,433	106.1676	126.07	558,868	2021	2021	0	0
1 SNGL FAM - 100% - 2022 Heated Area: 3874 HX Base Yr 2022									



16319 DEACON DR, BRYCEVILLE	BLD DATE	LGL DATE	05/31/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	5,178.00	SF	4.00	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	6.88
TOTAL OB/XF 20,712									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	6.88

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 6	Tax Dist:								
BUILDING MARKET VALUE	558,868								
TOTAL MARKET OB/XF VALUE	20,712								
TOTAL LAND VALUE - MARKET	61,920								
TOTAL MARKET VALUE	641,500								
SOH/AGL Deduction	0								
ASSESSED VALUE	641,500								
TOTAL EXEMPTION VALUE	HX HB 50,000								
BASE TAXABLE VALUE	591,500								
TOTAL JUST VALUE	641,500								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	641,472								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011628	NEW CONSTR	517,902	12/21/2020
20006202	CO ISSUED	0	07/31/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2406/0727	11/04/2020	MS	U	V	37	25,000	
GRANTOR: BRYCEVILLE MINERALS L							
GRANTEE: LEINO RANDALL JR &							
2312/1497	8/23/2019	WD	U	I	11	100	
GRANTOR: KEENUM DAVID & DEBORA							
GRANTEE: LEINO RANDALL JR &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2021] W22 BAS=[YR=2021] N11 W17 FOP=[YR=2021] W4 N13 W21 S18 E25 N5\$ S5 W25 S4 W30 S29 E13 S6 E13 N1 FOP=[YR=2021] E30 N5 W30 S5\$ N5 E30 S6 E16 N33\$ S31 E11 S2 E11 N33\$ PTR=E20 FUS=[YR=2021] E18 S16 E20 N16 E21 S35 W16 N7 STR=[YR=2021] W14 N7 E4 S3 E6 N4 E4 S8\$ N8 W22 S8 W8 S7 W13 N35\$ W20\$.									