



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										
Exterior Wall	19	COMMON BRK 100	0100	01	2,182	141.4500	127.66	278,554	1977	1982	0	0	0	30.00	70.00	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 1924									
Roof Cover	12	MODULAR MT 100														HX Base Yr									
Interior Wall	05	DRYWALL 90																							
Interior Wall	04	PLYWOOD 10																							
Interior Floo	14	CARPET 90																							
Interior Floo	08	SHT VINYL 10																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	3	100																							
Bathrooms	2	100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units	0	100																							
BUD8 Adjustme	06	DIST 1D 100																							
Occupancy	00	NONE 100																							
Quality	06	Quality Level 06																							
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	255	100	255	22,787																					
BAS	1,669	100	1,669	149,146																					
FCP	460	25	115	10,277																					
FOP	175	30	52	4,647																					
FST	165	55	91	8,132																					
TOTALS	2,724		2,182	194,988																					
EXTRA FEATURES					7560 DEMPS LN, 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	0681	POLE SHED	0	100	16	38		608.00	SF	15.00	100	1977	1977	3	20	1,824									
2	0500	FP-PRE FAB	0	100	0	0		1.00	UT	3,500.00	3,500.00	100	1977	1977	3	42	1,470								
5	0680	POLE SHED	0	100	0	0		240.00	SF	10.00	100	1995	1995	3	24	576									
TOTAL OB/XF 3,870																									
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	0007	RS-2	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000								
REVIEW DATE 07/23/2019 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																									