



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 100								0100	01	837	122.6500	110.69	92,648	1982	1982	0	0	0	17.25	82.75	VALUATION BY STANDARD																
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 0% - 0										Heated Area: 810										HX Base Yr									
Roof Cover	01	MINIMUM 100								27 30 27 30 5 27 27 5 BAS 1993 UOP 1993																													
Interior Wall	04	PLYWOOD 100																																					
Interior Floo	14	CARPET 50																																					
Interior Floo	15	HARDTILE 50																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		1 100																																					
Bathrooms		1 100																																					
Frame	02	WOOD FRAME 100																																					
Stories		1. 1. 100																																					
Units		0 100																																					
BUD8 Adjustme	06	DIST 1D 100																																					
Occupancy	00	NONE 100																																					
Quality		03	Quality Level 03																																				
DOR CODE		5000IMPROVED 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	810	100	810	74,193																																			
UOP	135	20	27	2,473																																			
TOTALS		945	837	76,666																																			
EXTRA FEATURES										6301 CHURCH AV, BRYCEVILLE										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE									
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																						
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	56	1,120																							
5	0940	SHEDS/PORT	0	0	16	100	1,600.00	SF	30.00	30.00	100	1984	1984	3	20	9,600																							
6	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	56	1,120																							
7	0803	ASPHALT C	0	0	0	0	1,184.00	SF	2.00	2.00	100	1986	1986	3	50	1,184																							
8	0803	ASPHALT C	0	0	0	0	10,736.00	SF	2.00	2.00	100	1988	1988	3	50	10,736																							
9	0812	CONCRETE C	0	0	0	0	2,896.00	SF	4.00	4.00	100	1988	1988	3	57	6,603																							
10	0940	SHEDS/PORT	0	0	0	0	64.00	SF	30.00	30.00	100	1988	1988	3	20	384																							
LAND DESCRIPTION										TOTAL OB/XF										30,747																			
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	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000																						
2	006000	A	PAST1/HAY	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	440.00	440.00	1,760																						
3	009910	M	MKT.VAL.AG	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	76,000																						
REVIEW DATE 03/02/2020 BY TWA Total Acres: 6.00 Total Land Value: 61,760 Market: 76,000 Agricultural: 1,760 Common: 60,000 PRINTED 08/02/2023 BY SYS																																							

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