



BUILDING CHARACTERISTICS			CONSTRUCTION		
Exterior Wall	05	AVERAGE 80			
Exterior Wall	20	FACE BRICK 20			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	02	WALL BD/WD 100			
Interior Floor	14	CARPET 60			
Interior Floor	08	SHT VINYL 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
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	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	1,500	100	1,500	104,244
FOP	120	30	36	2,502
UOP	12	20	2	139
TOTALS	1,632		1,538	106,885

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	20	14	280.00	SF	35.00	35.00	
2	0350	CARPORT WD	0	100	20	14	280.00	SF	13.00	13.00	
3	0752	USP	0	100	20	14	280.00	SF	15.00	15.00	
4	0350	CARPORT WD	0	100	32	15	480.00	SF	8.58	8.58	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	2.20	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,538	94.4520	85.24	131,099	1962	1985	0	0	0 18.47	81.53
1 SINGLE FAM - 100% - 2012 Heated Area: 1500 HX Base Yr 2012											
Diagram showing property layout with dimensions and area calculations. Includes labels for UOP 1993, BAS 1993, and FOP 1993.											
7443 CR 121, BRYCEVILLE											
BLD DATE: 06/13/2023 MLU											

TOTAL OB/XF											
4,352											

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6			Tax Dist:				
BUILDING MARKET VALUE				106,885			
TOTAL MARKET OB/XF VALUE				4,352			
TOTAL LAND VALUE - MARKET				66,000			
TOTAL MARKET VALUE				177,237			
SOH/AGL Deduction				86,177			
ASSESSED VALUE				91,060			
TOTAL EXEMPTION VALUE			HX HB		50,000		
BASE TAXABLE VALUE				41,060			
TOTAL JUST VALUE				177,237			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				151,283			