



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	30	VINYL 100	0800	02	2,280	140.1600	98.11	223,691	2009	2009	0	0	0	34.00	66.00	VALUATION SUMMARY													
Roof Structure	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2022										Heated Area: 2280					HX Base Yr 2022											
Roof Cover	03	COMP SHNGL 100	76 30 BAS 2009 76 30																										
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 70																											
Interior Floor	08	SHT VINYL 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	0	0 100																											
Units		0 100																											
Quality			05	Quality Level 05																									
DOR CODE			0200	MOBILE HOME																									
MAP NUM				MKT AREA										09															
NEIGHBORHOOD/LOC			9001	00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,280	100	2,280	147,636																									
TOTALS					2,280		2,280	147,636																					
EXTRA FEATURES					1201 BOYD RD, BRYCEVILLE										BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					06/16/2023 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	94	3,290														
2	0350	CARPORT WD	0 100	30	20	600.00	SF	13.00	13.00	100	2000	2000	3	20	1,560														