



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 2															
Exterior Wall	05	AVERAGE 100	0900	01	3,355	88.5132	105.11	352,644	2006	2011	0	0	0	5.00	95.00	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2012													Heated Area: 2560														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2012														
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 70																												
Interior Floo	11	CLAY TILE 30																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		2 100																												
Frame	02	WOOD FRAME 100																												
Stories	0	0 100																												
Units	0	0 100																												
Occupancy	00	NONE 100																												
Quality			01	Quality Level 01																										
DOR CODE			0100	SINGLE FAMILY																										
MAP NUM				MKT AREA																										
NEIGHBORHOOD/LOC			8001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	2,560	100	2,560	255,628																										
DCK	308	10	31	3,095																										
FGR	870	55	478	47,731																										
FOP	528	30	158	15,777																										
FSP	320	40	128	12,781																										
TOTALS			4,586	3,355	335,012																									
EXTRA FEATURES					12816 HOSS PL, 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	0510	GARAGE WD-	0 100	24	16	384.00	SF	26.95	26.95	100	2003	2003	3	36	3,726															
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185															
3	0811	CONCRETE B	0 100	30	29	870.00	SF	5.20	5.20	100	2006	2006	3	88	3,981															
4	0855	CONC PAVER	0 100	20	4	80.00	SF	7.70	7.70	100	2006	2006	3	88	542															
6	0811	CONCRETE B	0 100	28	26	728.00	SF	5.20	5.20	100	2002	2002	3	83	3,142															
7	0350	CARPORT WD	0 100	24	20	480.00	SF	13.00	13.00	100	2019	2019	3	90	5,616															
LAND DESCRIPTION					TOTAL OB/XF 20,192																									
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	OR	0.00	0.00	3.44	AC		1.00	1.00	1.00	18,000.00	18,000.00	61,920													
REVIEW DATE 02/23/2021 BY TW Total Acres: 3.44 Total Land Value: 61,920 Market: 0 Agricultural: 0 Common: 61,920 PRINTED 08/02/2023 BY SYS																														

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