



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	05	AVERAGE 100	0100	01	1,675	95.0000	85.74	143,614	1952	1952	0	0	24.75	75.25	VALUATION SUMMARY																							
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0												Heated Area: 1512												HX Base Yr											
Roof Cover	03	COMP SHNGL 100																																				
Interior Wall	02	WALL BD/WD 50																																				
Interior Wall	05	DRYWALL 50																																				
Interior Floo	09	PINE WOOD 100																																				
Air Condition	03	CENTRAL 100																																				
Heating Type	04	AIR DUCTED 100																																				
Bedrooms	0	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			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	1,512	100	1,512	97,553																																		
FOP	544	30	163	10,517																																		
TOTALS			2,056	1,675		108,070																																
EXTRA FEATURES			8156 HORSESHOE CIR, 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	20	20	400.00	SF	35.00	35.00	100	1950	1950	3	20	2,800																						
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1970	1970	3	31.2	1,092																						
3	0940	SHEDS/PORT	0	100	11	11	121.00	SF	20.10	20.10	100	1950	1950	3	20	486																						
4	0811	CONCRETE B	0	100	0	0	529.00	SF	5.20	5.20	100	1991	1991	3	64	1,761																						
5	2701	QUONSET GD	0	100	40	30	1,200.00	SF	15.00	15.00	100	2000	2000	3	48	8,640																						
6	0940	SHEDS/PORT	0	100	10	8	80.00	SF	19.50	19.50	100	2005	2005	3	27	421																						
LAND DESCRIPTION			TOTAL OB/XF 15,200																																			
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	0006	OR	0.00	0.00	2.77	AC		1.00	1.00	1.00	30,000.00	30,000.00	83,100																					
REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.77 Total Land Value: 83,100 Market: 0 Agricultural: 0 Common: 83,100 PRINTED 08/02/2023 BY SYS																																						