



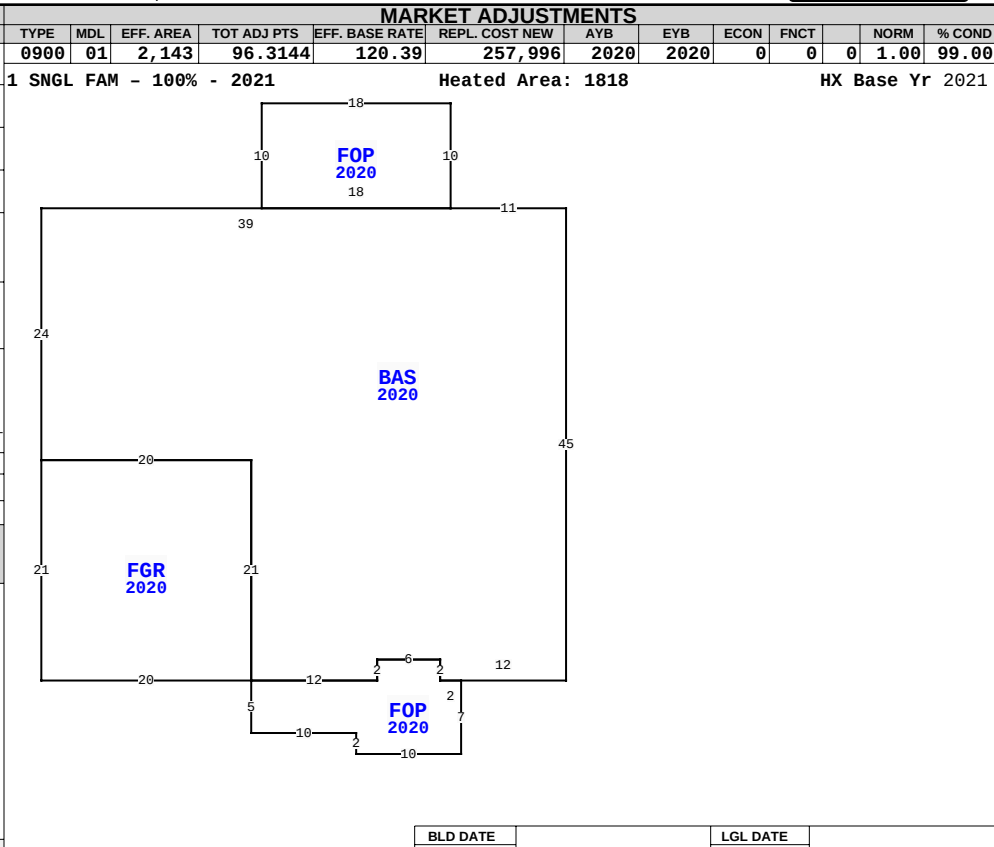
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
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 08
NEIGHBORHOOD/LOC	8016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,818	100	1,818	216,680
FGR	420	55	231	27,532
FOP	132	30	40	4,768
FOP	180	30	54	6,436
TOTALS	2,550		2,143	255,416

EXTRA FEATURES														
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
1	0811	CONCRETE B	0 100	0	0	764.00	SF	5.20	5.20	100	2020	2020	3	99

LAND DESCRIPTION														
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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00



20265 DEER RUN TR, BRYCEVILLE										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	

NASSAU COUNTY PROPERTY										PAGE 1 of 1				6
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 6										Tax Dist:				
BUILDING MARKET VALUE										255,416				
TOTAL MARKET OB/XF VALUE										3,933				
TOTAL LAND VALUE - MARKET										30,000				
TOTAL MARKET VALUE										289,349				
SOH/AGL Deduction										73,664				
ASSESSED VALUE										215,685				
TOTAL EXEMPTION VALUE										HX HB 50,000				
BASE TAXABLE VALUE										165,685				
TOTAL JUST VALUE										289,349				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										277,803				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008091	CO ISSUED	0	09/03/2020
20002119	NEW CONSTR	251,202	03/04/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2398/0755	10/02/2020	WD	Q	I	01	237,300	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: OSTERHOUT DELBERT L							
1606/0894	2/20/2009	WD	U	V	30	170,000	
GRANTOR: CALICO DEVELOPMENT CO							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W11 FOP=[YR=2020] N10 W18 S10 E18\$ W39 S24									
FGR=[YR=2020] S21 E20 FOP=[YR=2020] S5 E10 S2 E10 N7 W2 N2 W6									
S2 W12\$ N21 W20\$ E20 S21 E12 N2 E6 S2 E12 N45\$.									