

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	VALUATION SUMMARY													
Exterior Wall	20	FACE BRICK 100	0100	01	1,934	122.8430	116.70	225,698	1984	1994	0	0	0	21.75	78.25	VALUATION BY					STANDARD								
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0										Heated Area: 1789					HX Base Yr											
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 90																											
Interior Floor	08	SHT VINYL 10																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3 100																												
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	06	Quality Level 06																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM	MKT AREA		08																										
NEIGHBORHOOD/LOC	8001.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,371	100	1,371	125,197																									
BAS	418	100	418	38,171																									
FOP	10	30	3	274																									
FST	110	55	60	5,479																									
USP	272	30	82	7,488																									
TOTALS	2,181		1,934	176,609																									
EXTRA FEATURES					8432 FORD RD, BRYCEVILLE										BLD DATE					LGL DATE									
															XF DATE					LAND DATE									
															INC DATE					AG DATE									
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	05/18/2023 MLU												
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960														
2	0811	CONCRETE B	0 100	0	0	641.00	SF	5.20	5.20	100	1984	1984	3	44	1,467														
3	0510	GARAGE WD-	0 100	24	20	480.00	SF	35.00	35.00	100	2008	2008	3	52	8,736														
4	1242	WD DECK A	0 100	0	0	200.00	SF	10.00	10.00	100	2010	2010	3	45	900														
LAND DESCRIPTION										TOTAL OB/XF										13,063									
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	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000												
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