



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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

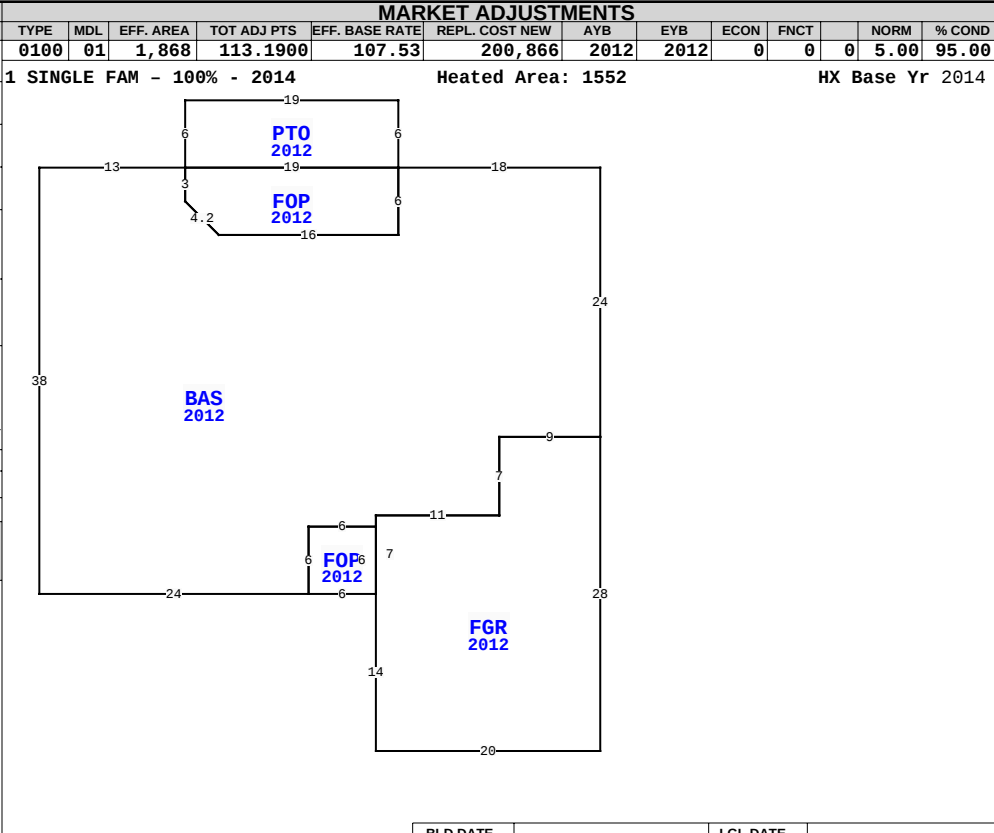
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,552	100	1,552	158,543
FGR	483	55	266	27,173
FOP	36	30	11	1,124
FOP	110	30	33	3,371
PTO	114	5	6	613
TOTALS	2,295		1,868	190,823

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0810	CONCRETE A	0	100	0	0	460.00	SF	6.50										
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00										

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000115	C



1711 KINARD RD, BRYCEVILLE	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
460.00	SF	6.50	6.50	100	2012	2012	3	93	2,781	
1.00	UT	3,500.00	3,500.00	100	2012	2012	3	95	3,325	

NASSAU COUNTY PROPERTY										PAGE 1 of 1	6
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										190,823	
TOTAL MARKET OB/XF VALUE										6,106	
TOTAL LAND VALUE - MARKET										100,000	
TOTAL MARKET VALUE										296,929	
SOH/AGL Deduction										148,480	
ASSESSED VALUE										148,449	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										98,449	
TOTAL JUST VALUE										296,929	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										288,400	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25941	C0 ISSUED	0	06/20/2012
M17156	H/AC	0	05/01/2012
M17156	H/AC	0	05/01/2012
P15856	NEW CONSTR	0	04/01/2012
E24966	NEW CONSTR	0	04/01/2012
P15856	NEW CONSTR	0	04/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	/	V I	/ RSN	SALE PRICE
1771/0565	12/13/2011	WD	U		V	30	100
GRANTOR: HIRES WANDA J							
GRANTEE: HIRES WESLEY E & ER							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2012] W18 PTO=[YR=2012] N6 W19 S6 FOP=[YR=2012] S3 D3 R3 E16 N6 W19\$ E19\$ S6 W16 U3 L3 N3 W13 S38 E24 FOP=[YR=2012] E6 FGR=[YR=2012] S14 E20 N28 W9 S7 W11 S7\$ N6 W6 S6\$ N6 E6 N1 E11 N7 E9 N24\$.									