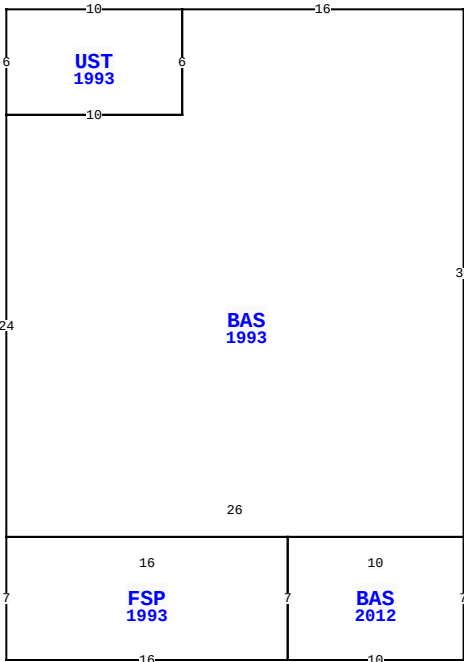




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	VALUATION SUMMARY											
Exterior Wall		05	AVERAGE 100		0100	01	862	92.8260	88.18	76,011	1920	1920	0	0	40	33.00	40.00	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 0													Heated Area: 790		HX Base Yr									
Roof Cover		01	MINIMUM 100															BUILDING MARKET VALUE		30,404									
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE		562									
Interior Floo		09	PINE WOOD 70															TOTAL LAND VALUE - MARKET		29,988									
Interior Floo		08	SHT VINYL 30															TOTAL MARKET VALUE		60,954									
Air Condition		01	NONE 100															SOH/AGL Deduction		19,378									
Heating Type		02	CONVECTION 100															ASSESSED VALUE		41,576									
Bedrooms			2 100															TOTAL EXEMPTION VALUE		0									
Bathrooms			1 100															BASE TAXABLE VALUE		41,576									
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE		60,954									
Stories		1.	1. 100															NCON VALUE		0									
Units			0 100		INCOME VALUE																								
BUD8 Adjustme		06	DIST 1D 100		PREVIOUS YEAR MKT VALUE		47,197																						
Occupancy		00	NONE 100																										
Quality		01	Quality Level 01																										
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	720	100	720	25,396																									
BAS	70	100	70	2,469																									
FSP	112	40	45	1,587																									
UST	60	45	27	952																									
TOTALS		962	862	30,404																									
EXTRA FEATURES					12470 US HWY 301, BRYCEVILLE										BLD DATE				LGL DATE		06/13/2023		MLU						
															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														
2	0681	POLE SHED	0	0 12 12	144.00	SF	15.00	15.00	100	1998	1998	3	26	562															