



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,550	100	1,550	123,797
FGR	620	55	341	27,236
FOP	180	30	54	4,313

TOTALS	2,350		1,945	155,345
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0940	SHEDS/PORT	0	100	14	12	168.00	SF	30.00	30.00	
3	0510	GARAGE WD-	0	100	30	25	750.00	SF	29.75	29.75	
4	0351	CARPORT MT	0	100	25	20	500.00	SF	8.50	8.50	
5	0812	CONCRETE C	0	100	0	0	2,413.00	SF	4.00	4.00	
6	0811	CONCRETE B	0	100	0	0	909.00	SF	5.20	5.20	
7	0811	CONCRETE B	0	100	38	16	608.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.50	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,945	118.5800	112.65	219,104	1981	1981	0	0	29.10	70.90
1 SINGLE FAM - 100% - 0 Heated Area: 1550 HX Base Yr											
BAS 1993 FGR 1993											
FOP 1993											

11938 US HWY 301, BRYCEVILLE	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		155,345	
TOTAL MARKET OB/XF VALUE		20,271	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		220,616	
SOH/AGL Deduction		102,029	
ASSESSED VALUE		118,587	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		68,587	
TOTAL JUST VALUE		220,616	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		214,676	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007311	XFOB	2,000	07/01/2000
B996085	GARAGE	10,000	01/05/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0664/0528	8/03/1992	QC	U	I	06
GRANTOR: MCMILLEN MICHAEL L					
GRANTEE: MCMILLEN A GAIL					
0299/0123	9/01/1979	WD	Q	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W20 BAS=[YR=1993] W50 S31 E15 FOP=[YR=1993] S6 E30 N6 W30\$ E35 N31\$ S31 E20 N31 \$.											