



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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	04	Quality Level 04
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	1,821	100	1,821	148,763
FCP	216	25	54	4,411
FGR	440	55	242	19,770
FOP	300	30	90	7,352
FST	160	55	88	7,189
PTO	72	5	4	327
PTO	72	5	4	327

TOTALS	3,081		2,303	188,139
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0812	CONCRETE C	0 100	0	0	1,356.00	SF	4.00	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,303	125.5380	119.26	274,656	1975	1980	0	0
1 SINGLE FAM - 100% - 0									
Heated Area: 1821									
HX Base Yr									

12332 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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	36	1,260	
2	0812	CONCRETE C	0 100	0	0	1,356.00	SF	4.00	4.00	100	1983	1983	3	41	2,224	

TOTAL OB/XF										3,484						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	30,000.00	30,000.00	30,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1						
VALUATION SUMMARY										STANDARD						
VALUATION BY										Tax Group: 6						
BUILDING MARKET VALUE										Tax Dist:						
TOTAL MARKET OB/XF VALUE										188,139						
TOTAL LAND VALUE - MARKET										30,000						
TOTAL MARKET VALUE										221,623						
SOH/AGL Deduction										96,627						
ASSESSED VALUE										124,996						
TOTAL EXEMPTION VALUE										HX HB 50,000						
BASE TAXABLE VALUE										74,996						
TOTAL JUST VALUE										221,623						
NCON VALUE										0						
INCOME VALUE																
PREVIOUS YEAR MKT VALUE										200,712						

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012510	CARPORT	6,557	08/16/2022
22010586	ADDITION	9,066	07/12/2022

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2502/0085	10/01/2021	WD	U	I	11	100			
GRANTOR: CONNER RONALD REX									
GRANTEE: CONNER RONALD REX &									
0506/0933	12/01/1986	QC	U	I		100			
GRANTOR:									
GRANTEE:									
BUILDING NOTES									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W1 U3 L3 W4 D3 L3 W49 S30 E17 FOP=[YR=2022] S10 E30 N10 W30\$ E43 FGR=[YR=1993] E20 PTO=[YR=2022] E12 N6 FCP=[YR=2022] N18 PTO=[YR=2022] N6 W12 FST=[YR=1993] W20 S8 E20 N8\$ S6 E12\$ W12 S18 E12 \$ W12 S6\$ N22 W20 S22\$ N30\$.									