



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	SD	NORM	% COND	VALUATION SUMMARY																																				
Exterior Wall	05	AVERAGE 100	0820	01	1,248	110.0000	77.00	96,096	1989	1989	10	0	15	70.00	20.00	STANDARD																																				
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 0% - 0														Heated Area: 1248												HX Base Yr																							
Roof Cover	12	MODULAR MT 100	24 52 24 52 BAS 1993														VALUATION BY												Tax Group: 6												Tax Dist:											
Interior Wall	04	PLYWOOD 100															BUILDING MARKET VALUE												19,219																							
Interior Floo	14	CARPET 90															TOTAL MARKET OB/XF VALUE												8,880																							
Interior Floo	08	SHT VINYL 10															TOTAL LAND VALUE - MARKET												280,000																							
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE												308,099																							
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction												137,174																							
Bedrooms		3 100															ASSESSED VALUE												170,925																							
Bathrooms		2 100															TOTAL EXEMPTION VALUE												0																							
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE												170,925																							
Stories	1.	1. 100															TOTAL JUST VALUE												308,099																							
Units		0 100	NCON VALUE												0																																					
BUD8 Adjustme	06	DIST 1D 100	INCOME VALUE																																																	
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE												308,196																																					
Quality			03	Quality Level 03																																																
DOR CODE			0200 MOBILE HOME																																																	
MAP NUM																MKT AREA 09																																				
NEIGHBORHOOD/LOC			9001.00																																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																
BAS	1,248	100	1,248	19,219																																																
TOTALS			1,248	1,248	19,219																																															
EXTRA FEATURES			5955 HALTER PL, 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																																			
1	0510	GARAGE WD-	0	0	25	20	500.00	SF	26.95	26.95	100	1980	1980	3	20	2,695																																				
2	0681	POLE SHED	0	0	18	50	900.00	SF	15.00	15.00	100	1987	1987	3	20	2,700																																				
3	0751	UOP	0	0	8	16	128.00	SF	10.00	10.00	100	1989	1989	3	20	256																																				
4	0751	UOP	0	0	16	16	256.00	SF	10.00	10.00	100	1989	1989	3	20	512																																				
5	0510	GARAGE WD-	0	0	30	12	360.00	SF	26.95	26.95	100	2000	2000	3	28	2,717																																				
LAND DESCRIPTION																		TOTAL OB/XF 8,880																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																												
1	000102	C	SFR/MH	0	0007	OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	280,000																																			
REVIEW DATE 05/12/2019 BY KBA Total Acres: 20.00 Total Land Value: 280,000 Market: 0 Agricultural: 0 Common: 280,000 PRINTED 08/06/2024 BY SYS																																																				