

AUTON ATLAS G & KATHY R
7422 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

05-2S-23-1500-0013-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT		CD		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND					
Exterior Wall		20		0900		01		2,182		99.0486		123.81		270,153		2003		2003		0		0		0		15.00		85.00			
Roof Structur		03		1		SNGL FAM - 100% - 2002								Heated Area: 2039										HX Base Yr 2002							
Roof Cover		05																													
Interior Wall		03																													
Interior Floo		13																													
Interior Floo		11																													
Air Condition		03																													
Heating Type		04																													
Bedrooms																															
Bathrooms																															
Frame		02																													
Stories		2.																													
Units		00																													
Occupancy		00																													
Quality		01																													
DOR CODE		0100																													
MAP NUM																															
NEIGHBORHOOD/LOC		9001.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		1,463		100		1,463		153,964																							
FOP		114		30		34		3,579																							
FUS		576		100		576		60,618																							
UOP		114		20		23		2,421																							
USP		285		30		86		9,051																							
TOTALS		2,552				2,182		229,630																							
EXTRA FEATURES																															
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		0940		SHEDS/PORT		0 100		24 12		288.00 SF		21.30		21.30		100		2002		2002		3		20		1,227					
2		1242		WD DECK A		0 100		0 0		152.00 SF		10.00		10.00		100		2016		2016		3		74		1,125					
3		0810		CONCRETE A		0 100		32 2		64.00 SF		6.50		6.50		100		2010		2010		3		91		379					