



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	99,591
FEP	128	80	102	8,818
FOP	110	30	33	2,853
UDG	780	55	429	37,087

TOTALS	2,170		1,716	148,348
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	12	100	1,200.00	SF	4.00	4.00
2	0810	CONCRETE A	0 100	0	0	445.00	SF	6.50	6.50
3	0811	CONCRETE B	0 100	0	0	920.00	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
1	000100	C	SFR	100	0005	OR	0.00	0.00	2.03

REVIEW DATE	04/14/2020	BY	TWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,716	112.0000	106.40	182,582	1977	1977	0	0	0 18.75	81.25
1 SINGLE FAM - 100% - 2008 Heated Area: 1152 HX Base Yr 2008											

5732 STAFFORD RD, BRYCEVILLE	BLD DATE 03/25/2008 JH	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	0812	CONCRETE C	0 100	12	100	1,200.00	SF	4.00	4.00	100	1983	1983	3	41	1,968	
2	0810	CONCRETE A	0 100	0	0	445.00	SF	6.50	6.50	100	1995	1995	3	70	2,025	
3	0811	CONCRETE B	0 100	0	0	920.00	SF	5.20	5.20	100	2019	2019	3	98	4,688	

TOTAL OB/XF													8,681		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
05 OR	0.00	0.00	2.03	AC		1.00	1.00	1.00	30,000.00	30,000.00					

Total Acres: 2.03	Total Land Value: 60,900	Market: 0	Agricultural: 0	Common: 60,900
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				148,348	
TOTAL MARKET OB/XF VALUE				8,681	
TOTAL LAND VALUE - MARKET				60,900	
TOTAL MARKET VALUE				217,929	
SOH/AGL Deduction				123,104	
ASSESSED VALUE				94,825	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				44,825	
TOTAL JUST VALUE				217,929	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				211,195	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514367	REPAIR/RRF	6,800	04/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2538/1743	2/03/2022	WD	U	I	11	100	
GRANTOR: HAYDU GARY Y JR							
GRANTEE: HAYDU GARY Y L/E							
1606/0022	2/19/2009	WD	U	I	30	100	
GRANTOR: HAYDU GARY Y JR & KAT							
GRANTEE: HAYDU GARY Y JR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W4 FEP=[YR=2007] N8 W16 S8 E16 \$ W44 S24 E14 FOP=[YR=1993] S5 E22 N5 W22\$ E34 N24\$ PTR= E15 UDG=[YR=1993] E30 S26W30 N26 \$ W15 \$.									