



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		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	08	WD ON PLY 50	0900	01	2,555	120.8592	151.07	385,984	1980	1987	0	0	0	26.75	73.25	VALUATION BY																
Exterior Wall	19	COMMON BRK 50	1 SNGL FAM - 100% - 0										Heated Area: 2069										STANDARD									
Roof Structure	03	GABLE/HIP 100											HX Base Yr										Tax Group: 6									
Roof Cover	12	MODULAR MT 100																					Tax Dist:									
Interior Wall	04	PLYWOOD 50																					BUILDING MARKET VALUE									
Interior Wall	05	DRYWALL 50																					TOTAL MARKET OB/XF VALUE									
Interior Floor	11	CLAY TILE 80																					TOTAL LAND VALUE - MARKET									
Interior Floor	08	SHT VINYL 20																					TOTAL MARKET VALUE									
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction									
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE									
Bedrooms	2	100																					TOTAL EXEMPTION VALUE									
Bathrooms	02	WOOD FRAME 100																					BASE TAXABLE VALUE									
Frame	2.	2. 100																					TOTAL JUST VALUE									
Stories	0	100																					NCON VALUE									
Units	06	DIST 1D 100																					INCOME VALUE									
BUD8 Adjustme	00	NONE 100																					PREVIOUS YEAR MKT VALUE									
Occupancy																																
Quality	04	Quality Level 04																														
DOR CODE	5000	IMPROVED AG																														
MAP NUM		MKT AREA																														
NEIGHBORHOOD/LOC	9001.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,080	100	1,080	119,512																												
FCP	460	25	115	12,726																												
FOP	40	30	12	1,328																												
FOP	288	30	86	9,517																												
FOP	288	30	86	9,517																												
FST	260	55	143	15,824																												
FST	80	55	44	4,869																												
FUS	600	100	600	66,395																												
FUS	368	100	368	40,723																												
FUS	21	100	21	2,323																												
TOTALS	3,485		2,555	282,733																												
EXTRA FEATURES					1384 CORTEZ RD, BRYCEVILLE																											
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	23	52	1,196.00	SF	4.00	4.00	100	1983	1983	3	41	1,961																
2	0204	BARN MTL 1	0	100	48	48	2,304.00	SF	16.00	16.00	100	1990	1990	3	20	7,373																
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628																
4	0510	GARAGE WD-	0	100	75	32	2,400.00	SF	35.00	35.00	100	1995	1995	3	23	19,320																
5	0861	POOL GUNIT	0	100	0	0	578.00	SF	85.00	85.00	100	2002	2002	3	29	14,248																
6	0845	KOOL DECK	0	100	0	0	794.00	SF	7.25	7.25	100	2002	2002	3	82	4,720																
7	0810	CONCRETE A	0	100	0	0	376.00	SF	6.50	6.50	100	2002	2002	3	82	2,004																
8	0462	ST/AL FNC	0	100	0	0	940.00	SF	10.00	10.00	100	2002	2002	3	30	2,820																
9	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	20	400																
10	0463	FENCE GATE	0	100	0	0	3.00	UT	600.00	600.00	100	2002	2002	3	58	1,044																
LAND DESCRIPTION					TOTAL OB/XF												55,518															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.70	AC		1.00	1.00	1.00	30,000.00	30,000.00	51,000															
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	370.00	370.00	7,400															
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	280,000															

[illegible]