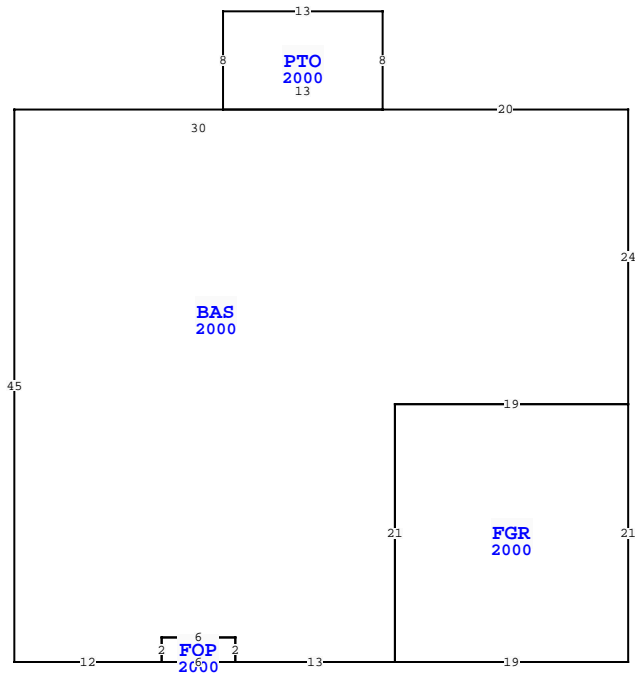


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	01	Quality Level 01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,839	100	1,839
FGR	399	55	219
FOP	12	30	4
PTO	104	5	5
TOTALS	2,354		2,067
			218,938

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,067	92.6100	115.76	239,276	2000	2005	0	0	8.50	91.50		
1 SNGL FAM - 100% - 2021 Heated Area: 1839 HX Base Yr 2021													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		234,350	
TOTAL MARKET OB/XF VALUE		6,763	
TOTAL LAND VALUE - MARKET		70,400	
TOTAL MARKET VALUE		311,513	
SOH/AGL Deduction		104,731	
ASSESSED VALUE		206,782	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		156,782	
TOTAL JUST VALUE		311,513	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		294,909	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005065	GARAGE	37,674	06/11/2020
20000525	REPAIR/RRF	10,935	01/17/2020
B996410	NEW CONSTR	127,000	10/01/1999
M994029	H/AC	0	10/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2351/0813	3/27/2020	WD	Q	I	02	260,000
GRANTOR: AUGUSTINE ROBERT C &						
GRANTEE: BROWN WESLEY K & BR						
0918/0281	2/03/2000	WD	Q	I		121,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: AUGUSTINE ROBERT &						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	
2	0812	CONCRETE C	0	100	0	1,128.00	SF	4.00	4.00	100	2000	2000	3	79	3,564	
3	0475	VF 4 SBPL	0	100	0	28.00	LF	14.00	14.00	100	2005	2005	3	66	259	

TOTAL OB/XF													
9477 FORD RD, BRYCEVILLE													
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/02/2024 MLU	

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
BAS=[YR=2000] W20 PTO=[YR=2000] N8 W13 S8 E13\$ W30 S45 E12													
FOP=[YR=2000] E6 N2 W6 S2\$ N2 E6 S2 E13 FGR=[YR=2000] E19													
N21 W19 S21\$ N21 E19 N24\$.													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.52	AC		1.00	1.00	1.00	20,000.00	20,000.00	70,400							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall		N/A 100	
Interior Floo	03	CONC FINSH 100	
Air Condition	99	N/A 100	
Heating Type		N/A 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	05	STEEL 100	
Stories	0	0 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC		8003.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	780	100	780
			SUBAREA MARKET VALUE
			15,412
TOTALS	780		780
			15,412

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2											
2 GARAGE RES - 100% - 2021			Heated Area: 780			HX Base Yr 2021					
9477 FORD RD, BRYCEVILLE											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						04/02/2024		MLU			

NASSAU COUNTY PROPERTY		PAGE 2 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			234,350
TOTAL MARKET OB/XF VALUE			6,763
TOTAL LAND VALUE - MARKET			70,400
TOTAL MARKET VALUE			311,513
SOH/AGL Deduction			104,731
ASSESSED VALUE			206,782
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			156,782
TOTAL JUST VALUE			311,513
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			294,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2351/0813	3/27/2020	WD	Q	I	02	260,000
GRANTOR: AUGUSTINE ROBERT C &						
GRANTEE: BROWN WESLEY K & BR						
0918/0281	2/03/2000	WD	Q	I		121,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: AUGUSTINE ROBERT &						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2020] W30 S26 E30 N26\$.	

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
TOTAL OB/XF 0																

LAND DESCRIPTION										TOTAL OB/XF														
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