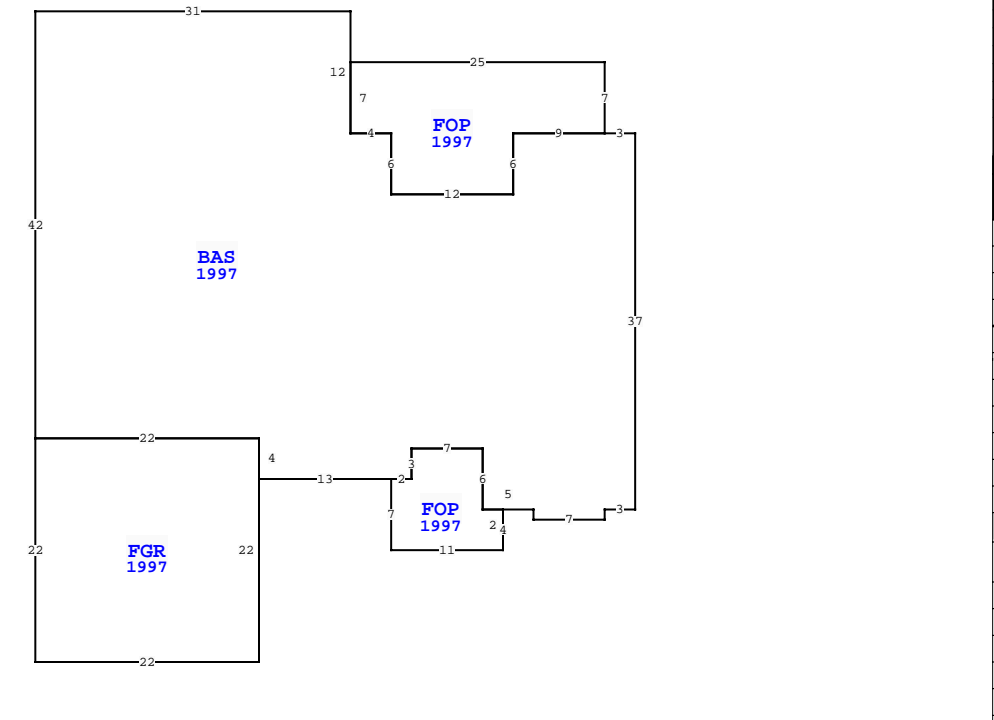


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 80
Exterior Wall	16 WD FR STUC 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,617	90.3744	112.97	295,642	1997	2002	0	0	10.30	89.70



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	SUBAREA MARKET VALUE
BAS	2,249	100	2,249	227,901
FGR	484	55	266	26,955
FOP	92	30	28	2,837
FOP	247	30	74	7,499
TOTALS	3,072		2,617	265,191

10447 FORD RD, BRYCEVILLE

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	0810	CONCRETE A	0 100	16	20	320.00	SF	6.50	6.50	100	1997	1997	3	73	1,518	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
3	0910	SCRN RM L	0 100	0	0	1,770.00	SF	10.50	10.50	100	1999	1999	3	20	3,717	
4	0861	POOL GUNIT	0 100	0	0	525.00	SF	85.00	85.00	100	1999	1999	3	23	10,264	
5	0845	KOOL DECK	0 100	0	0	1,425.00	SF	7.25	7.25	100	1999	1999	3	77	7,955	

TOTAL OB/XF												26,254					
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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	3.59	AC		1.00	1.00	1.00	20,000.00	20,000.00	71,800							
2	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

TOTAL OB/XF												26,254					
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NASSAU COUNTY PROPERTY				PAGE 1 of 1			
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6		Tax Dist:					
BUILDING MARKET VALUE				265,191			
TOTAL MARKET OB/XF VALUE				26,254			
TOTAL LAND VALUE - MARKET				91,800			
TOTAL MARKET VALUE				383,245			
SOH/AGL Deduction				165,055			
ASSESSED VALUE				218,190			
TOTAL EXEMPTION VALUE				HX HB 50,000			
BASE TAXABLE VALUE				168,190			
TOTAL JUST VALUE				383,245			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				345,382			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006737	XFOB	12,350	03/01/2000
B996376	XFOB	250	08/01/1999
B996372	SWIM POOL	25,000	08/01/1999
B97 3688	NEW CONSTR	150,000	03/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2711/728	5/08/2024	QC	U	I	11	100

GRANTOR: SIUSTA DONALD & KAROL
GRANTEE: SIUSTA NICHOLAS J
0797/1824 6/26/1997 WD U I 09 169,600
GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: SIUSTA DONALD & KAR

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W3 FOP=[YR=1997] N7 W25 S7 E4 S6 E12 N6 E9 \$ W9 S6 W12 N6 W4 N12 W31 S42 FGR=[YR=1997] S22 E22 N22 W22 \$ E22 S4 E13 FOP=[YR=1997] S7 E11 N4 W2 N6 W7 S3 W2 \$ E2 N3 E7 S6 B5 S1 E7 N1 E3 N37 \$.											