

LUKE LILLY/
PO BOX 300
BRYCEVILLE, FL 32009

2024

17-1S-23-0270-0053-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				6		
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		05		AVERAGE 90										0100	01	1,915	112.4697	106.85	204,618	1994	1999	0	0	0	12.38	87.62	VALUATION BY					STANDARD				
Exterior Wall		20		FACE BRICK 10										1	SINGLE FAM - 100% - 2004	Heated Area: 1728	HX Base Yr 2004	Tax Group: 6					Tax Dist:													
Roof Structur		03		GABLE/HIP 100														BUILDING MARKET VALUE					179,286													
Roof Cover		03		COMP SHNGL 100														TOTAL MARKET OB/XF VALUE					1,471													
Interior Wall		05		DRYWALL 100														TOTAL LAND VALUE - MARKET					246,300													
Interior Floo		12		HARDWOOD 60														TOTAL MARKET VALUE					218,296													
Interior Floo		14		CARPET 40														SOH/AGL Deduction					79,459													
Air Condition		03		CENTRAL 100														ASSESSED VALUE					138,837													
Heating Type		04		AIR DUCTED 100														TOTAL EXEMPTION VALUE					HX HB 50,000													
Bedrooms				3 100														BASE TAXABLE VALUE					88,837													
Bathrooms				2 100														TOTAL JUST VALUE					427,057													
Frame		02		WOOD FRAME 100										NCON VALUE					0																	
Stories		1.		1. 100										INCOME VALUE																						
Units				0 100										PREVIOUS YEAR MKT VALUE					419,127																	
Occupancy		00		NONE 100																																
Quality		04		Quality Level 04																																
DOR CODE		5000		IMPROVED AG																																
MAP NUM				MKT AREA										09																						
NEIGHBORHOOD/LOC		9008.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																BLD DATE		LGL DATE		06/13/2023	MLU											
BAS	1,728	100	1,728	161,779																XF DATE		LAND DATE														
FOP	384	30	115	10,767																INC DATE		AG DATE														
FSP	180	40	72	6,741																																