



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	2,271	100	2,271	98,623
BAS	450	100	450	19,542
FOP	48	30	14	608
PTO	110	5	6	261
PTO	130	5	6	261
UCP	390	20	78	3,387
UST	63	45	28	1,216
TOTALS	3,462		2,853	123,897

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
1	0510	GARAGE WD-	0	0	28	24			672.00	SF	35.00		
2	0500	FP-PRE FAB	0	0	0	0			1.00	UT	3,500.00		
3	0681	POLE SHED	0	0	24	10			240.00	SF	15.00		

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
1	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	3.00	AC		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND	
0100	01	2,853	103.3060	98.14	279,993	1978	1978	0	0	25	30.75	44.25	
1 SINGLE FAM - 0% - 2023													
Heated Area: 2721													
HX Base Yr													

6751 CR 119, BRYCEVILLE				XF DATE		LAND DATE				06/16/2023	MLU
				INC DATE		AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
672.00	SF	35.00	35.00	100	1980	1980	3	20	4,704		
1.00	UT	3,500.00	3,500.00	100	1978	1978	3	42	1,470		
240.00	SF	15.00	15.00	100	1992	1992	3	20	720		

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY												PAGE 1 of 1	
VALUATION BY												STANDARD	
Tax Group: 6												Tax Dist:	
BUILDING MARKET VALUE												123,897	
TOTAL MARKET OB/XF VALUE												6,894	
TOTAL LAND VALUE - MARKET												75,000	
TOTAL MARKET VALUE												205,791	
SOH/AGL Deduction												0	
ASSESSED VALUE												205,791	
TOTAL EXEMPTION VALUE												0	
BASE TAXABLE VALUE												205,791	
TOTAL JUST VALUE												205,791	
NCON VALUE												0	
INCOME VALUE												0	
PREVIOUS YEAR MKT VALUE												201,125	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2717/57	6/03/2024	WD	Q	I	01	255,000	
GRANTOR: JFCB HOLDINGS LLC							
GRANTEE: INVESTMENT HOME BUY							
2553/1236	3/31/2022	WD	Q	I	01	197,900	
GRANTOR: BEHRENS MITCHELL B &							
GRANTEE: JFCB HOLDINGS LLC							

BUILDING NOTES													

BUILDING DIMENSIONS													
UCP=[YR=1993] W30 PTO=[YR=2012] W13 PTO=[YR=2012] W11 S10 BAS=[YR=1993] W31 S45 E19 N14 E14 FOP=[YR=1993] S6 E8 N6 W8\$ E22 N3 E12 BAS=[YR=2012] E18 N25 W18 S25\$ N25 W12 N3 W24\$ E11 N10\$ S10 E13 N10\$ S13 E30 N13\$ PTR= E20 UST=[YR=1993] E9 S7 W9 N7\$ W20\$.													