



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	31	HARDIE BRD 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	13	LVT/LAMNT 40
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	09
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NEIGHBORHOOD/LOC	9001.00
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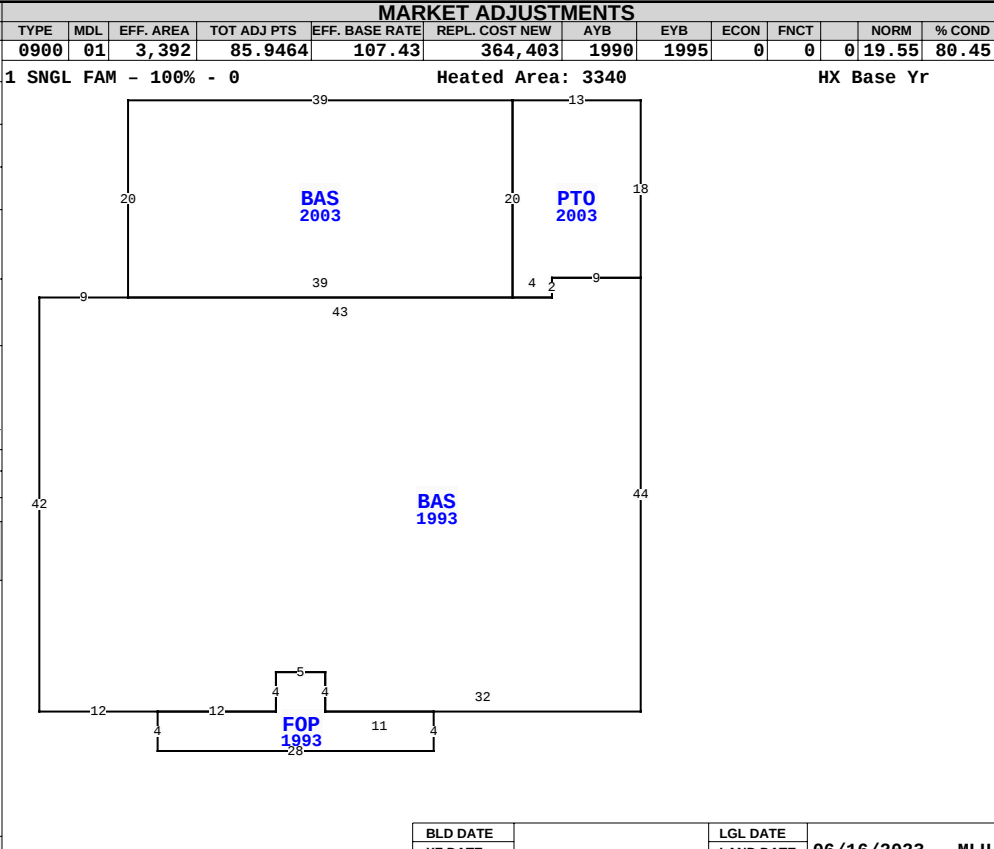
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,560	100	2,560	221,254
BAS	780	100	780	67,413
FOP	132	30	40	3,457
PTO	242	5	12	1,037
TOTALS	3,714		3,392	293,162

EXTRA FEATURES		
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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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	68	1,360	
2	0511	GARAGE CB-	0	100	41	30	1,230.00	SF	40.00	40.00	100	1978	1978	3	29	14,268	
3	0861	POOL GUNIT	0	100	27	13	351.00	SF	85.00	85.00	100	1979	1979	3	20	5,967	
4	0845	KOOL DECK	0	100	94	3	282.00	SF	7.25	7.25	100	1979	1979	3	30	613	
5	0812	CONCRETE C	0	100	0	0	2,018.00	SF	4.00	4.00	100	1984	1984	3	44	3,552	
7	0812	CONCRETE C	0	100	0	0	1,568.00	SF	4.00	4.00	100	1995	1995	3	70	4,390	
8	0812	CONCRETE C	0	100	0	0	1,020.00	SF	4.00	4.00	100	2003	2003	3	83	3,386	
9	0845	KOOL DECK	0	100	0	0	376.00	SF	7.25	7.25	100	1999	1999	3	77	2,099	
10	0910	SCRN RM L	0	100	50	28	1,400.00	SF	12.00	12.00	100	2000	2000	3	20	3,360	
11	0510	GARAGE WD-	0	100	40	30	1,200.00	SF	35.00	35.00	100	2004	2004	3	36	15,120	

LAND DESCRIPTION		
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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	0004	OR	0.00	0.00	4.09	AC		1.00	1.00	1.00	25,000.00	25,000.00	102,250							



6273 CR 119, BRYCEVILLE

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	2,000.00	2,000.00	100	1990	1990	3	68	1,360	
1,230.00	SF	40.00	40.00	100	1978	1978	3	29	14,268	
351.00	SF	85.00	85.00	100	1979	1979	3	20	5,967	
282.00	SF	7.25	7.25	100	1979	1979	3	30	613	
2,018.00	SF	4.00	4.00	100	1984	1984	3	44	3,552	
1,568.00	SF	4.00	4.00	100	1995	1995	3	70	4,390	
1,020.00	SF	4.00	4.00	100	2003	2003	3	83	3,386	
376.00	SF	7.25	7.25	100	1999	1999	3	77	2,099	
1,400.00	SF	12.00	12.00	100	2000	2000	3	20	3,360	
1,200.00	SF	35.00	35.00	100	2004	2004	3	36	15,120	

TOTAL OB/XF										54,115		
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL
4	OR	0.00	0.00	4.09	AC		1.00	1.00	1.00	25,000.00	25,000.00	1
Total = 0.00		Total = 0.00		Total = 4.09 UTS		Total = 1.00		Total = 1.00		Total = 25,000.00		

NASSAU COUNTY PROPERTY														
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VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		368,445
TOTAL MARKET OB/XF VALUE		60,731
TOTAL LAND VALUE - MARKET		102,250
TOTAL MARKET VALUE		531,426
SOH/AGL Deduction		231,038
ASSESSED VALUE		300,388
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		250,388
TOTAL JUST VALUE		531,426
NCON VALUE		56,278
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018377	ADDITION	131,867	12/14/2022
22014091	GARAGE	110,000	09/15/2022
6166	NEW CONSTR	90,700	12/13/1989

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
2549/1726	3/24/2022	LE U	I 14
GRANTOR: BROWN TIMOTHY B & DEB			
GRANTEE: BROWN TIMOTHY B & D			
0587/0020	12/28/1989	WD U	V 01
GRANTOR: BROWN HURSEL C & D			
GRANTEE: BROWN TIMOTHY B & D			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1993;ORIG=-52,20] W9 S42 E12 E12 N4 E5 S4 E32 N44 W9 S2 W43 \$			
BAS=[YR=2003;ORIG=-13,0] W39 S20 E39 N20 \$			
PTO=[YR=2003;ORIG=0,0] W13 S20 E4 N2 E9 N18 \$			
FOP=[YR=1993;ORIG=-49,62] S4 E28 N4 W11 N4 W5 S4 W12 \$			

[illegible]

[illegible]