



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																										
Exterior Wall	05	AVERAGE 100	0100	01	1,867	114.1000	108.40	202,383	1972	2000	0	0	0	11.25	88.75	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2007													Heated Area: 1821													HX Base Yr 2007												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	11	CLAY TILE 70																																							
Interior Floo	14	CARPET 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	1,821	100	1,821	175,189																																					
FOP	16	30	5	481																																					
PTO	180	5	9	866																																					
UOP	160	20	32	3,079																																					
TOTALS			2,177	1,867 179,615																																					
EXTRA FEATURES			6687 CR 119, BRYCEVILLE																																						
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	0910	SCRN RM L	0 100	33	18	594.00	SF	15.00	15.00	100	1985	1985	3	20	1,782																										
2	0811	CONCRETE B	0 100	0	0	775.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,310																										
3	0510	GARAGE WD-	0 100	28	20	560.00	SF	35.00	35.00	100	1987	1987	3	20	3,920																										
4	0940	SHEDS/PORT	0 100	12	8	96.00	SF	13.20	13.20	100	2006	2006	3	27	342																										
5	0681	POLE SHED	0 100	12	9	108.00	SF	15.00	15.00	100	2006	2006	3	44	713																										
6	1242	WD DECK A	0 100	16	8	128.00	SF	5.00	5.00	100	2019	2019	3	86	550																										
LAND DESCRIPTION			TOTAL OB/XF													8,617																									
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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																								
REVIEW DATE 05/14/2020 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS																																									