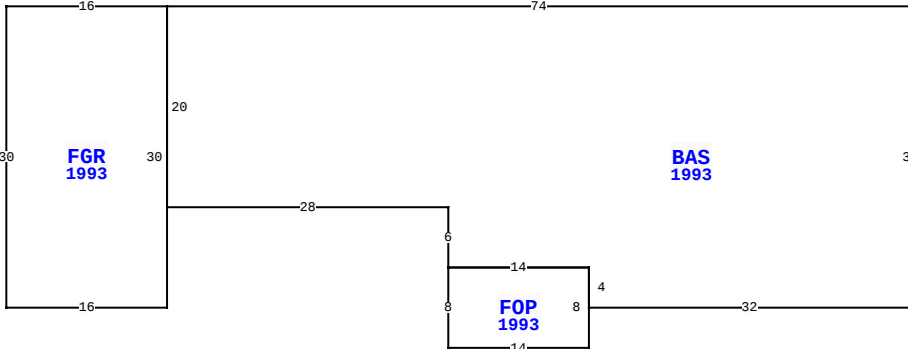


GRIFFIS BRADY
9666 COUNTY ROAD 121
BRYCEVILLE, FL 32009

20-1S-23-0000-0004-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										PAGE 1 of 1										6															
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																		
Exterior Wall		03	CONC BLOCK		100	2,182	106.0000	100.70	219,727	1955	1985		0	0	19.00	81.00	VALUATION BY		STANDARD																
Roof Structure		03	GABLE/HIP		100	1 SINGLE FAM - 100% - 2016										Heated Area: 1884										HX Base Yr 2016									
Roof Cover		03	COMP SHNGL		100											BUILDING MARKET VALUE										177,979									
Interior Wall		03	PLASTER		100											TOTAL MARKET OB/XF VALUE										19,567									
Interior Floor		12	HARDWOOD		100											TOTAL LAND VALUE - MARKET										137,100									
Air Condition		03	CENTRAL		100											TOTAL MARKET VALUE										233,207									
Heating Type		04	AIR DUCTED		100											SOH/AGL Deduction										110,199									
Bedrooms		03	3		100											ASSESSED VALUE										123,008									
Bathrooms		03	2		100											TOTAL EXEMPTION VALUE										HX HB 50,000									
Frame		03	MASONRY		100											BASE TAXABLE VALUE										73,008									
Stories		1.	1.		100											TOTAL JUST VALUE										334,646									
Units		06	0		100											NCON VALUE										0									
BUD8 Adjustme		00	DIST 1D		100	INCOME VALUE																													
Occupancy		00	NONE		100	PREVIOUS YEAR MKT VALUE										326,960																			
Quality		03	Quality Level		03																														
DOR CODE		5000	IMPROVED AG																																
MAP NUM			MKT AREA		09																														
NEIGHBORHOOD/LOC		9001.00																																	
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS		1,884	100	1,884	153,672																														
FGR		480	55	264	21,534																														
FOP		112	30	34	2,773																														
TOTALS		2,476		2,182	177,979																														
EXTRA FEATURES		9666 CR 121, BRYCEVILLE										BLD DATE				LGL DATE		06/13/2023		MLU															
												XF DATE				LAND DATE																			
												INC DATE				AG DATE																			
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1955	1955	3	20	700																				
2	0510	GARAGE WD-	0 100	40	28	1,120.00	SF	35.00	35.00	100	1970	1970	3	20	7,840																				
3	0681	POLE SHED	0 100	35	10	350.00	SF	15.00	15.00	100	1975	1975	3	20	1,050																				
4	0200	BARN WD 0-	0 100	44	40	1,760.00	SF	20.00	20.00	100	1970	1970	3	20	7,040																				
5	0845	KOOL DECK	0 100	0	0	432.00	SF	7.25	7.25	100	1980	1980	3	32.5	1,018																				
6	0810	CONCRETE A	0 100	0	0	332.00	SF	6.50	6.50	100	1970	1970	3	21	453																				
7	0811	CONCRETE B	0 100	30	20	600.00	SF	5.20	5.20	100	1985	1985	3	47	1,466																				
LAND DESCRIPTION										TOTAL OB/XF 19,567																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																		
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	15.30	AC		1.00	1.00	1.00	370.00	370.00	5,661																		
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	15.30	AC		1.00	1.00	1.00	7,000.00	7,000.00	107,100																		
REVIEW DATE		03/09/2020	BY	TWA	Total Acres: 16.30		Total Land Value: 35,661		Market: 107,100		Agricultural: 5,661		Common: 30,000		PRINTED 08/06/2024 BY SYS																				