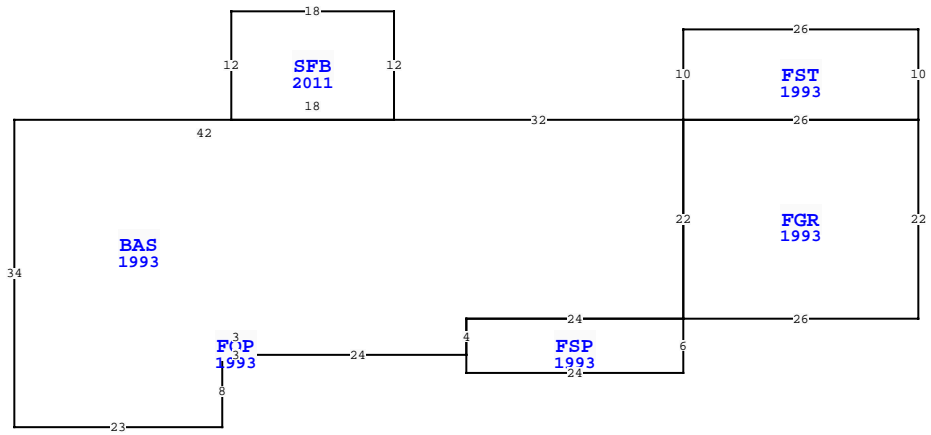


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,697	104.5440	130.68	352,444	1966	1996		0	0	22.75	77.25	
1 SNGL FAM - 100% - 2023 Heated Area: 2179 HX Base Yr 2023													



Quality	01	Quality Level 01		
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	2,006	100	2,006	202,506
FGR	572	55	315	31,799
FOP	6	30	2	202
FSP	144	40	58	5,855
FST	260	55	143	14,436
SFB	216	80	173	17,465
TOTALS	3,204		2,697	272,263

9369 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023
INC DATE		AG DATE	MLU

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	% COND	OB/XF MKT VALUE	NOTES
1	0861	POOL GUNIT	0	100	30	15	SF	85.00	85.00	100	1971	1971	3	20	8,160	
2	0845	KOOL DECK	0	100	0	0	SF	7.25	7.25	100	1971	1971	3	22	1,279	
3	0810	CONCRETE A	0	100	3	65	SF	6.50	6.50	100	1966	1966	3	20	254	
4	0511	GARAGE CB-	0	100	0	0	SF	40.00	40.00	100	1986	1986	3	49.5	23,760	
5	0200	BARN WD 0-	0	100	0	0	SF	15.00	15.00	100	1983	1983	3	20	2,322	
6	0350	CARPORT WD	0	100	19	14	SF	9.75	9.75	100	1983	1983	3	20	519	
7	0510	GARAGE WD-	0	100	30	38	SF	35.00	35.00	100	1988	1988	3	20	7,980	
8	0510	GARAGE WD-	0	100	24	16	SF	28.00	28.00	100	1980	1980	3	20	2,150	
9	0681	POLE SHED	0	100	38	24	SF	15.00	15.00	100	2000	2000	3	28	3,830	
10	0681	POLE SHED	0	100	24	10	SF	15.00	15.00	100	2000	2000	3	28	1,008	

TOTAL OB/XF 51,262

LAND DESCRIPTION										TOTAL OB/XF														
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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	11.43	AC		1.00	1.00	1.00	15,000.00	15,000.00	171,450							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		272,263	
TOTAL MARKET OB/XF VALUE		58,822	
TOTAL LAND VALUE - MARKET		171,450	
TOTAL MARKET VALUE		502,535	
SOH/AGL Deduction		298,747	
ASSESSED VALUE		203,788	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		153,788	
TOTAL JUST VALUE		502,535	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		493,233	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985542	GARAGE	25,000	11/01/1998
4269	NEW CONSTR	49,053	07/27/1987
2280	H/AC	0	07/27/1987
4407	NEW CONSTR	0	01/27/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1436/1019	8/11/2006	WD	U	V	06	100
GRANTOR: FOURAKER ELMER R & MA						
GRANTEE: MILLER DONNIE J & P						
1187/0991	11/10/2003	PR	U	I	24	207,500
GRANTOR: ENGLAND JERRY LEE P/R						
GRANTEE: MILLER DONNIE J & D						

BUILDING NOTES

BUILDING DIMENSIONS
FST=[YR=1993] W26 S10 BAS=[YR=1993] W32 SFB=[YR=2011] N12 W18 S12 E18 \$ W42 S34 E23 N8 FOP=[YR=1993] E3 N2 W3 S2 \$ N2 E3 S2 E24 FSP=[YR=1993] S2 E24 N6 FGR=[YR=1993] E26 N22 W26 S22 \$ W24 S4 \$ N4 E24 N22 \$ E26 N10 \$.

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS													
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
DOR CODE		0100 SINGLE FAMILY																					
MAP NUM																						09	
NEIGHBORHOOD/LOC		9001.00																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																			
TOTALS																							

NASSAU COUNTY PROPERTY		PAGE 2 of 2	6
VALUATION SUMMARY			
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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BLD DATE		LGL DATE	
XF DATE	LAND DATE	AG DATE	
		05/19/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV