



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	15 CONC BLOCK 70
Exterior Wall	19 COMMON BRK 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 90
Interior Wall	04 PLYWOOD 10
Interior Floor	14 CARPET 80
Interior Floor	12 HARDWOOD 20
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

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	1,336	100	1,336	102,354
FGR	784	55	431	33,020
FSP	288	40	115	8,810
UOP	12	20	2	153
UOP	21	20	4	306
TOTALS	2,441		1,888	144,644

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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0500	FP-PRE FAB	0	100	0	0	
2	0510	GARAGE WD-	0	100	35	24	
3	0351	CARPORT MT	0	100	24	15	
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LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000115	C	SFR ACRES	100	000

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,888	108.9760	103.53	195,465	1977	1977	0	0	26.00	74.00
1 SINGLE FAM - 100% - 0 Heated Area: 1336 HX Base Yr											
9195 CR 121, BRYCEVILLE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/13/2023 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		144,644	
TOTAL MARKET OB/XF VALUE		9,509	
TOTAL LAND VALUE - MARKET		51,300	
TOTAL MARKET VALUE		205,453	
SOH/AGL Deduction		88,236	
ASSESSED VALUE		117,217	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		62,217	
TOTAL JUST VALUE		205,453	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		198,507	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003272	REPAIR/RRF	15,000	03/13/2023
#B029568	GARAGE	39,600	04/01/2002
MH971670	MH MOVE-ON	0	02/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2564/1722	5/20/2022	WD	U	I	11	100	
GRANTOR: KELLY SIODA O							
GRANTEE: KELLY SIODA O & KIM							
2559/1541	4/28/2022	WD	U	I	98	100	
GRANTOR: KELLY SIODA O							
GRANTEE: KELLY SIODA O & KIM							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W28 FSP=[YR=1993] W12 BAS=[YR=1993] W22 UOP=[YR=1997] N3 W7 S3 E7\$ W30 S28 E22 N4 E13 UOP=[YR=1997] S3 E4 N3 W4\$ E17 N24\$ S24 E12 N24\$ S28 E28 N28\$.											