



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK 60		
Exterior Wall	05	AVERAGE 40		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	08	SHT VINYL 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		1 100		
Frame Stories Units	02	WOOD FRAME 100		
	1.	1. 100		
		0 100		
BUD8 Adjustme Occupancy	06	DIST 1D 100		
	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	1,008	100	1,008	80,822
BAS	504	100	504	40,411
FCP	240	25	60	4,811
FOP	48	30	14	1,123
FSP	264	40	106	8,499
UCP	240	20	48	3,849
UST	84	45	38	3,047
TOTALS	2,388		1,778	142,561

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,778	111.2000	105.64	187,828	1973	1985	0	0	24.10	75.90
1 SINGLE FAM - 100% - 0 Heated Area: 1512 HX Base Yr											
2401 CANAL RD, BRYCEVILLE											
						BLD DATE				LGL DATE	
						XF DATE				LAND DATE	06/13/2023
						INC DATE				AG DATE	MLU

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6		Tax Dist:					
BUILDING MARKET VALUE				142,561			
TOTAL MARKET OB/XF VALUE				6,527			
TOTAL LAND VALUE - MARKET				85,800			
TOTAL MARKET VALUE				234,888			
SOH/AGL Deduction				0			
ASSESSED VALUE				234,888			
TOTAL EXEMPTION VALUE		13 WX		234,888			
BASE TAXABLE VALUE				0			
TOTAL JUST VALUE				234,888			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				228,706			

EXTRA FEATURES										2401 CANAL RD, BRYCEVILLE				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	0810	CONCRETE A	0	100	0	0	200.00		SF	6.50	6.50	100	1980	1980	3	32.5	423		BUILDING DIMENSIONS BAS=[YR=1993] W22 BAS=[YR=1997] N24 W21 FSP=[YR=2011] W11 UCP=[YR=2011] W10 S24 E10 UST=[YR=1993] S7 FCP=[YR=1993] S20E12 FOP=[YR=1993] E16 N3 W16 S3\$ N20W12\$ E12 N7 W12\$ N24\$ S24 E11 N24\$ S24 E21\$ W20 S24 E42 N24\$.										
2	0500	FP-PRE FAB	0	100	0	0	1.00		UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030												
3	0350	CARPORT WD	0	100	17	18	306.00		SF	13.00	13.00	100	1995	1995	3	20	796												
4	0940	SHEDS/PORT	0	100	11	16	176.00		SF	21.30	21.30	100	1995	1995	3	20	750												
5	0350	CARPORT WD	0	100	17	10	170.00		SF	13.00	13.00	100	2011	2011	3	50	1,105												
6	0810	CONCRETE A	0	100	0	0	238.00		SF	6.50	6.50	100	2011	2011	3	92	1,423												
LAND DESCRIPTION										TOTAL OB/XF										6,527									
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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000											
2	000115	C	SFR ACRES		100	0005	OR	0.00	0.00	1.86	AC		1.00	1.00	1.00	30,000.00	30,000.00	55,800											
REVIEW DATE		01/14/2021		BY		WWA		Total Acres: 2.86			Total Land Value: 85,800			Market: 0			Agricultural: 0			Common: 85,800			PRINTED 08/06/2024 BY SYS						