



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	VALUATION SUMMARY												
																				<b>VALUATION BY</b> Tax Group: 6 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 12,000 TOTAL LAND VALUE - MARKET 338,240 TOTAL MARKET VALUE 59,879 SOH/AGL Deduction 4,399 ASSESSED VALUE 55,480 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 55,480 TOTAL JUST VALUE 350,240 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 350,240														
DOR CODE		5500																		TIMBERLAND 80-89														
MAP NUM																				MKT AREA 09														
NEIGHBORHOOD/LOC		9001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
TOTALS																				13800 CR 121, BRYCEVILLE										BLD DATE		LGL DATE	06/13/2023	MLU
EXTRA FEATURES																														XF DATE		LAND 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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2020	2020	3	100	6,000																		
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2020	2020	3	100	6,000																		
LAND DESCRIPTION																				TOTAL OB/XF 12,000														
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										
1	005000	C	RURAL HOME	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																	
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	21.53	AC		1.00	1.00	1.00	555.00	555.00	11,949																	
3	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	415.00	415.00	4,980																	
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	190.00	190.00	950																	
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	38.53	AC		1.00	1.00	1.00	8,000.00	8,000.00	308,240																	
REVIEW DATE		12/02/2020		BY	TWX		Total Acres: 39.53			Total Land Value: 47,879			Market: 308,240			Agricultural: 17,879			Common: 30,000			PRINTED 08/06/2024 BY SYS												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006204	CO ISSUED	0	07/17/2020
20004160	MH MOVE-ON	0	05/14/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1924/1068	6/26/2014	WD U	V	V	37	60,000
GRANTOR: HODGE DOROTHY ANN						
GRANTEE: HODGE JAMES K JR &						
1919/0147	5/27/2014	WD U	V	V	16	100
GRANTOR: WILKINS WILLIAM T & T						
GRANTEE: HODGE DOROTHY ANN						

BUILDING NOTES									

BUILDING DIMENSIONS									