



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	PAGE 1 of 1 6																							
Exterior Wall	30	VINYL 100	0800	02	1,680	81.7600	61.32	103,018	2000	2000	0	0	54.00	46.00	VALUATION SUMMARY																							
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2023												Heated Area: 1680												HX Base Yr 2023											
Roof Cover	03	COMP SHNGL 100	BAS 2013																																			
Interior Wall	05	DRYWALL 100																																				
Interior Floo	14	CARPET 70																																				
Interior Floo	08	SHT VINYL 30																																				
Air Condition	03	CENTRAL 100																																				
Heating Type	04	AIR DUCTED 100																																				
Bedrooms		3 100																																				
Bathrooms		2 100																																				
Frame	02	WOOD FRAME 100																																				
Stories	0	0 100																																				
Units		0 100																																				
Quality			02	Quality Level 02																																		
DOR CODE			0200 MOBILE HOME																																			
MAP NUM															MKT AREA			09																				
NEIGHBORHOOD/LOC			9001.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,680	100	1,680	47,388																																		
TOTALS			1,680	1,680	47,388																																	
EXTRA FEATURES					3342 STARDUST RD, BRYCEVILLE																																	
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	0752	USP	0 100	16	16	256.00	SF	15.00	15.00	100	2003	2003	3	32	1,229																							
2	0510	GARAGE WD-	0 100	24	26	624.00	SF	35.00	35.00	100	2003	2003	3	32	6,989																							
3	1242	WD DECK A	0 100	0	0	796.00	SF	10.00	10.00	100	2003	2003	3	21	1,672																							
4	0810	CONCRETE A	0 100	0	0	345.00	SF	6.50	6.50	100	2003	2003	3	83	1,861																							
5	0810	CONCRETE A	0 100	0	0	352.00	SF	6.50	6.50	100	2005	2005	3	86	1,968																							
6	0681	POLE SHED	0 100	28	12	336.00	SF	15.00	15.00	100	2012	2012	3	68	3,427																							
TOTAL OB/XF																	17,146																					
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														
1	000102	C	SFR/MH	100	0007	OR	0.00	0.00	2.50	AC		1.00	1.00	0.60	30,000.00	18,000.00	45,000																					
REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.50 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS																																						