



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

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	2,494	100	2,494	279,583
FOP	84	30	25	2,803
FOP	174	30	52	5,829
FOP	384	30	115	12,892
FST	308	55	169	18,945
FUS	446	100	446	49,998
TOTALS	3,890		3,301	370,050

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0681	POLE SHED	0 100	14	14	196.00	SF	15.00	15.00	100	1990
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2008
3	0681	POLE SHED	0 100	20	14	280.00	SF	15.00	15.00	100	2008
4	0510	GARAGE WD-	0 100	30	24	720.00	SF	35.00	35.00	100	2015

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	3.62	AC	1.00
2	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.09	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,301	96.8760	121.10	399,751	2008	2008	0	0	7.43	92.57
1 SNGL FAM - 100% - 1995											
Heated Area: 2940											
HX Base Yr 1995											
8260 CR 121, BRYCEVILLE											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY	STANDARD	Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	399,972	TOTAL MARKET OB/XF VALUE	24,268
TOTAL LAND VALUE - MARKET	116,660	TOTAL MARKET VALUE	540,900
SOH/AGL Deduction	256,651	ASSESSED VALUE	284,249
TOTAL EXEMPTION VALUE	50,000	BASE TAXABLE VALUE	234,249
TOTAL JUST VALUE	540,900	NCON VALUE	0
INCOME VALUE		PREVIOUS YEAR MKT VALUE	522,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2300562	REPAIR/RRF	25,000	01/13/2023
B2210699	GARAGE	46,538	07/14/2022
B1530713	GARAGE	31,198	07/31/2015
C16123	CO ISSUED	0	04/29/2009
B16123	NEW CONSTR	192,812	09/01/2005
E15795	ELEC OTHER	2,000	09/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2430/0823	1/16/2021	QC U	I	11	100
GRANTOR: HIGGINBOTHAM ADAM T &					
GRANTEE: HIGGINBOTHAM ADAM &					
0688/1207	9/17/1993	QC U	V	01	100
GRANTOR: HIGGINBOTHAM F L & V					
GRANTEE: HIGGINBOTHAM ADAM					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2008] W29 BAS=[YR=2008] W21 FOP=[YR=2008] W14 S6 E14 N6\$ S6 W14 S37 FOP=[YR=2008] S6 E64 N6 W64\$ E64 N37 W29 N6\$ S6 E29 N6\$ PTR=N15 FUS=[YR=2008] N13 W5 N10 E7 S1 E20 FST=[YR=2008] N1 E22 S10 W6 S13 W6 N12 W10 N10\$ S22 W7 N10 W9 S10 W6\$ S15\$.											

TOTAL OB/XF											
24,268											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
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2	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.09	AC	1.00

[illegible]