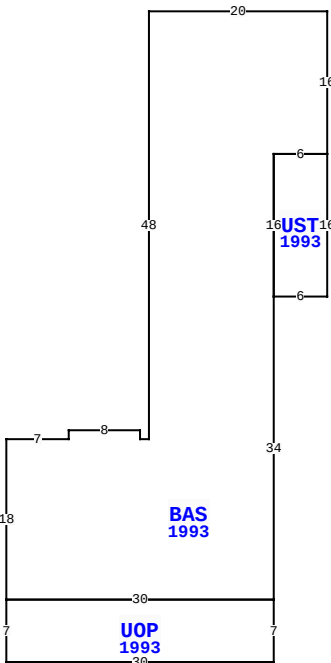


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
Exterior Wall	06	BD/BATTEN 100								0100	01	1,401	109.2000	103.74	145,340	1983	1983		0	0	30.00	70.00											
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 0% - 0														Heated Area: 1316 HX Base Yr									
Roof Cover	12	MODULAR MT 100																															
Interior Wall	04	PLYWOOD 100																															
Interior Floo	14	CARPET 100																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms		2 100																															
Bathrooms		2 100																															
Frame	02	WOOD FRAME 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		5000 IMPROVED AG																															
MAP NUM		MKT AREA								09																							
NEIGHBORHOOD/LOC		9001.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,316	100	1,316	95,565																													
UOP	210	20	42	3,050																													
UST	96	45	43	3,123																													
TOTALS		1,622		1,401		101,738																											
EXTRA FEATURES										7411 JENKINS LN, 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	54	1,890																	
2	0350	CARPORT WD	0	0	20	35	700.00	SF	13.00	13.00	100	1990	1990	3	20	1,820																	
3	0200	BARN WD 0-	0	0	12	70	840.00	SF	20.00	20.00	100	1983	1983	3	20	3,360																	
4	0681	POLE SHED	0	0	6	70	420.00	SF	15.00	15.00	100	1983	1983	3	20	1,260																	
5	0940	SHEDS/PORT	0	0	6	8	48.00	SF	21.30	21.30	100	1983	1983	3	20	204																	
6	0510	GARAGE WD-	0	0	13	20	260.00	SF	35.00	35.00	100	1983	1983	3	20	1,820																	
7	0681	POLE SHED	0	0	91	34	3,094.00	SF	15.00	15.00	100	1982	1982	3	20	9,282																	
8	0812	CONCRETE C	0	0	0	0	1,360.00	SF	4.00	4.00	100	1982	1982	3	38	2,067																	
9	0680	POLE SHED	0	0	45	18	810.00	SF	10.00	10.00	100	1982	1982	3	20	1,620																	
10	0300	BOAT DCK W	0	0	37	12	444.00	SF	40.00	40.00	100	1990	1990	3	20	3,552																	
LAND DESCRIPTION										TOTAL OB/XF										26,875													
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	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000																
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	24.50	AC		1.00	1.00	1.00	370.00	370.00	9,065																
3	009530	C	POND	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	10,000																
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	64.33	AC		1.00	1.00	1.00	225.00	225.00	14,474																
5	009400	C	RIGHTOFWAY	0		OR	0.00	0.00	9.17	AC		1.00	1.00	1.00	100.00	100.00	917																
6	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	88.83	AC		1.00	1.00	1.00	5,000.00	5,000.00	444,150																
REVIEW DATE	01/14/2021		BY	WWA		Total Acres: 104.00		Total Land Value: 94,456		Market: 444,150		Agricultural: 23,539		Common: 70,917		PRINTED 08/06/2024 BY SYS																	

[illegible]