

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											
Exterior Wall		05	AVERAGE 100		0100	01	1,944	106.8200	101.48	197,277	1978	1978	0	0	0	18.50	81.50	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 0													Heated Area: 1840		HX Base Yr									
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE		160,781									
Interior Wall		04	PLYWOOD 50															TOTAL MARKET OB/XF VALUE		2,579									
Interior Wall		05	DRYWALL 50															TOTAL LAND VALUE - MARKET		30,000									
Interior Floo		14	CARPET 100															TOTAL MARKET VALUE		193,360									
Air Condition		03	CENTRAL 100															SOH/AGL Deduction		69,269									
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE		124,091									
Bedrooms			4 100															TOTAL EXEMPTION VALUE		02		124,091							
Bathrooms			3 100															BASE TAXABLE VALUE		0									
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE		193,360									
Stories		1.	1. 100		NCON VALUE		0																						
Units			1 100		INCOME VALUE																								
BUD8 Adjustme		06	DIST 1D 100		PREVIOUS YEAR MKT VALUE		112,810																						
Occupancy		00	NONE 100																										
Quality		03	Quality Level 03																										
DOR CODE		7100CHURCHES																											
MAP NUM			MKT AREA		09																								
NEIGHBORHOOD/LOC		9001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,840	100	1,840	152,179																									
FOP	130	30	39	3,226																									
USP	216	30	65	5,376																									
TOTALS					2,186		1,944	160,781																					
EXTRA FEATURES					6652 CHURCH AVE, 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	0810	CONCRETE A	0	0	0	0	362.00	SF	6.50	6.50	100	2000	2000	3	79	1,859													
2	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	1985	1985	3	20	720													