



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		0820	02	1,380	73.7800	51.65	71,277	1977	1977	0	0	0	70.00	30.00	VALUATION BY						STANDARD					
Roof Structur		03	GABLE/HIP 100		1 M/H 93- - 100% - 0													Heated Area: 1380						HX Base Yr					
Roof Cover		03	COMP SHNGL 100		23 60 23 60 BAS 1998													BUILDING MARKET VALUE						21,383					
Interior Wall		04	PLYWOOD 100															TOTAL MARKET OB/XF VALUE						20,068					
Interior Floo		08	SHT VINYL 90															TOTAL LAND VALUE - MARKET						77,040					
Interior Floo		14	CARPET 10															TOTAL MARKET VALUE						118,491					
Air Condition		01	NONE 100															SOH/AGL Deduction						61,080					
Heating Type		02	CONVECTION 100															ASSESSED VALUE						57,411					
Bedrooms			3 100															TOTAL EXEMPTION VALUE						HX HB 32,411					
Bathrooms			2 100															BASE TAXABLE VALUE						25,000					
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE						118,491					
Stories		1.	1. 100															NCON VALUE						0					
Units			0 100		INCOME VALUE																								
					PREVIOUS YEAR MKT VALUE						117,884																		
Quality		02	Quality Level 02																										
DOR CODE		0200	MOBILE HOME																										
MAP NUM			MKT AREA				08																						
NEIGHBORHOOD/LOC		8001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,380	100	1,380	21,383																									
TOTALS		1,380		1,380	21,383																								
EXTRA FEATURES										13047 US HWY 301, BRYCEVILLE										BLD DATE		LGL DATE		05/18/2023		MLU			
										XF DATE		LAND DATE																	
										INC DATE		AG 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	0940	SHEDS/PORT	0 100	10	12	120.00	SF	21.30	21.30	100	1990	1990	3	20	511														
2	0940	SHEDS/PORT	0 100	10	9	90.00	SF	13.20	13.20	100	1992	1992	3	20	238														
3	0681	POLE SHED	0 100	9	15	135.00	SF	15.00	15.00	100	1994	1994	3	20	405														
4	1242	WD DECK A	0 100	8	16	128.00	SF	10.00	10.00	100	1992	1992	3	20	256														
5	0680	POLE SHED	0 100	32	24	768.00	SF	20.00	20.00	100	2013	2013	3	71	10,906														
6	0680	POLE SHED	0 100	34	24	816.00	SF	10.00	10.00	100	2021	2021	3	95	7,752														
LAND DESCRIPTION										TOTAL OB/XF										20,068									
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	0004	OR	0.00	0.00	4.28	AC		1.00	1.00	1.00	18,000.00	18,000.00	77,040												