



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT 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 1,675 96.0000 91.20 152,760 1952 1952 0 0 0 25.00 75.00										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 100% - 0 Heated Area: 1512 HX Base Yr										Tax Group: 6 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 114,570									
Interior Wall 02 WALL BD/WD 50																				TOTAL MARKET OB/XF VALUE 14,723									
Interior Wall 05 DRYWALL 50																				TOTAL LAND VALUE - MARKET 83,100									
Interior Floo 09 PINE WOOD 100																				TOTAL MARKET VALUE 212,393									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 134,050									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 78,343									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms 2 100																				BASE TAXABLE VALUE 28,343									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 212,393									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
BUD8 Adjustme 06 DIST 1D 100																				PREVIOUS YEAR MKT VALUE 206,370									
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																													
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 1,512 100 1,512 103,421																													
FOP 544 30 163 11,150																													
TOTALS 2,056 1,675 114,570																													
EXTRA FEATURES										8156 HORSESHOE CIR, 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 0510 GARAGE WD- 0 100 20 20 400.00 SF 35.00 35.00 100 1950 1950 3 20 2,800																													
2 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1970 1970 3 30.8 1,078																													
3 0940 SHEDS/PORT 0 100 11 11 121.00 SF 20.10 20.10 100 1950 1950 3 20 486																													
4 0811 CONCRETE B 0 100 0 0 529.00 SF 5.20 5.20 100 1991 1991 3 62 1,705																													
5 2701 QUONSET GD 0 100 40 30 1,200.00 SF 15.00 15.00 100 2000 2000 3 46 8,280																													
6 0940 SHEDS/PORT 0 100 10 8 80.00 SF 19.50 19.50 100 2005 2005 3 24 374																													
LAND DESCRIPTION										TOTAL OB/XF 14,723																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 000115 C SFR ACRES 100 0006 OR 0.00 0.00 2.77 AC 1.00 1.00 1.00 30,000.00 30,000.00 83,100																													
REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.77 Total Land Value: 83,100 Market: 0 Agricultural: 0 Common: 83,100 PRINTED 08/06/2024 BY SYS																													