



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	2,385	118.8495	112.91	269,290	1983	1995	0	0	0	13.75	86.25	VALUATION BY					STANDARD											
Roof Structure	07	GAMBREL 100		1 SINGLE FAM - 100% - 2009										Heated Area: 1937					HX Base Yr 2009					Tax Group: 6					Tax Dist:				
Roof Cover	03	COMP SHNGL 100		45 20 20 45 11 23 23 10 26 36 45 19 26 35 35 24 24 35 35 23 17 5 11 5 UCP 2007 FSP 2007 BAS 2007 UST 1993 FUS 1993 BAS 1993 UOP 1993										BUILDING MARKET VALUE					232,263														
Interior Wall	04	PLYWOOD 50												TOTAL MARKET OB/XF VALUE					41,797														
Interior Wall	05	DRYWALL 50												TOTAL LAND VALUE - MARKET					43,740														
Interior Floor	11	CLAY TILE 50												TOTAL MARKET VALUE					317,800														
Interior Floor	13	LVT/LAMNT 50												SOH/AGL Deduction					127,172														
Air Condition	03	CENTRAL 100												ASSESSED VALUE					190,628														
Heating Type	04	AIR DUCTED 100												TOTAL EXEMPTION VALUE					HX HB					50,000									
Bedrooms	3	100												BASE TAXABLE VALUE					140,628														
Bathrooms	2.5	100												TOTAL JUST VALUE					317,800														
Frame	02	WOOD FRAME 100												NCON VALUE					0														
Stories	2.	100		INCOME VALUE																													
Units	0	100		PREVIOUS YEAR MKT VALUE					308,657																								
BUD8 Adjustme	06	DIST 1D 100																															
Occupancy	00	NONE 100																															
Quality	04	Quality Level 04																															
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	910	100	910	88,620																													
BAS	187	100	187	18,211																													
FSP	253	40	101	9,836																													
FUS	840	100	840	81,803																													
UCP	900	20	180	17,529																													
UOP	710	20	142	13,828																													
UST	55	45	25	2,435																													
TOTALS	3,855		2,385	232,263																													
EXTRA FEATURES					8059 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	54	1,890																	
2	0812	CONCRETE C	0	100	0	0	2,063.00	SF	4.00	4.00	100	1990	1990	3	59.5	4,910																	
3	0812	CONCRETE C	0	100	0	0	2,373.00	SF	4.00	4.00	100	1995	1995	3	70	6,644																	
4	0940	SHEDS/PORT	0	100	12	8	96.00	SF	21.30	21.30	100	1995	1995	3	20	409																	
5	0511	GARAGE CB-	0	100	36	24	864.00	SF	40.00	40.00	100	1995	1995	3	70	24,192																	
6	0811	CONCRETE B	0	100	0	0	820.00	SF	5.20	5.20	100	2007	2007	3	88	3,752																	