



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 80
Exterior Wall	21 STONE 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	01 Quality Level 01
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	2,052	100	2,052	212,655
FGR	799	55	439	45,495
FOP	283	30	85	8,809
FOP	428	30	128	13,265
FUS	480	100	480	49,744
FUS	1,306	100	1,306	135,345
TOTALS	5,348		4,490	465,311

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT 2,000.00	2,000.00
2	0811	CONCRETE B	0	100	0	0	600.00	SF 5.20	5.20
3	0855	CONC PAVER	0	100	0	0	1,168.00	SF 10.00	10.00
4	0861	POOL GUNIT	0	100	0	0	450.00	SF 85.00	85.00
5	0855	CONC PAVER	0	100	0	0	1,258.00	SF 10.00	10.00
6	0936	SEPTC TANK	0	100	0	0	1.00	UT 6,000.00	6,000.00
7	0510	GARAGE WD-	0	100	35	24	840.00	SF 25.90	25.90
8	0753	UEP	0	100	16	12	192.00	SF 22.00	22.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	28.15

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	4,490	90.6048	113.26	508,537	2006	2006	0	0
1 SNGL FAM - 100% - 2016									
Heated Area: 3838									
HX Base Yr 2016									
11132 DURANGO TRL, BRYCEVILLE									

BLD DATE	01/31/2007	JH	LGL DATE	
XF DATE			LAND DATE	05/19/2023
INC DATE			AG DATE	MLU

TOTAL OB/XF									
83,738									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	28.15

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					465,311				
TOTAL MARKET OB/XF VALUE					83,738				
TOTAL LAND VALUE - MARKET					315,280				
TOTAL MARKET VALUE					864,329				
SOH/AGL Deduction					409,703				
ASSESSED VALUE					454,626				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					404,626				
TOTAL JUST VALUE					864,329				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					845,674				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165771	CO ISSUED	0	09/08/2016
MH165771	MH MOVE-ON	0	08/31/2016
B1530226	SWIM POOL	47,000	04/01/2015
M11789	MECH OTHER	0	07/01/2006
C17373	CO ISSUED	300,000	03/01/2006
B17373	NEW CONSTR	300,000	03/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1963/1538	2/18/2015	WD	Q	I	02	395,000	
GRANTOR: WEST GEORGE E & STEPH							
GRANTEE: DENNIS ANTHONY K &							
1520/1119	8/22/2007	WD	U	I	01	100	
GRANTOR: WEST GEORGE E							
GRANTEE: WEST GEORGE E & STE							

BUILDING NOTES									
BAS=[YR=2006;ORIG=-23,29] S7 W10 N4 W15 S4 W20 S33 D2R2 E14 U2R2 E7 S3 E3 E7 U3R3 N8 E24 N24 W6 N8 W11 \$									
FUS=[YR=2006;ORIG=20,0] S33 D2R2 E14 N2 E10 S2 E10 U2R2 N33 W38 \$									
FGR=[YR=2006;ORIG=0,0] W23 S12 S17 E11 S8 E6 S6 E6 N43 \$									
FUS=[YR=2006;ORIG=0,-20] N12 E40 S12 W40 \$									
FOP=[YR=2006;ORIG=-23,12] W8 S16 W37 S8 E20 N4 E15 S4 E10 N24 \$									
FOP=[YR=2006;ORIG=-50,69] D11L1 D9R9 E12 E8 N8 N10 W8 S8 D3L3 W7 U3L3 W7 \$									
PTR=[YR=2006;ORIG=0,0] E20 W20 \$									
PTR=[YR=2006;ORIG=0,0] N20 S20 \$									