

MCKINNEY CHARLES M & WANDA J
11570 BUCKHEAD TRAIL
BRYCEVILLE, FL 32009

01-1S-24-018B-0011-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT		CD	CD		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION BY		STANDARD		
Exterior Wall		05	AVERAGE 80		2,258		119.0112		119.01		268,725		2003		2008		0		0		8.40		91.60		Tax Group: 6		Tax Dist:		
Exterior Wall		20	FACE BRICK 20		1		SINGLE FAM - 100% - 2004		Heated Area: 1982		HX Base Yr 2004														BUILDING MARKET VALUE		246,152		
Roof Structur		03	GABLE/HIP 100																						TOTAL MARKET OB/XF VALUE		5,790		
Roof Cover		03	COMP SHNGL 100																						TOTAL LAND VALUE - MARKET		27,000		
Interior Wall		05	DRYWALL 100																						TOTAL MARKET VALUE		278,942		
Interior Floo		14	CARPET 100																						SOH/AGL Deduction		141,094		
Air Condition		03	CENTRAL 100																						ASSESSED VALUE		137,848		
Heating Type		04	AIR DUCTED 100																						TOTAL EXEMPTION VALUE		HX HB 50,722		
Bedrooms			3 100																						BASE TAXABLE VALUE		87,126		
Bathrooms			2 100																						TOTAL JUST VALUE		278,942		
Frame		02	WOOD FRAME 100																						NCON VALUE		0		
Stories		1.	1. 100																						INCOME VALUE				
Units		00	0 100																						PREVIOUS YEAR MKT VALUE		278,099		
Occupancy		00	NONE 100																										
Quality		06	Quality Level 06																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA																										
NEIGHBORHOOD/LOC		8016.00																											
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS		1,982	100	2003	1,982	216,064																							
FGR		462	55	2003	254	27,690																							
FOP		40	30	2003	12	1,308																							
PTO		192	5	2003	10	1,090																							
TOTALS		2,676			2,258	246,152																							
EXTRA FEATURES																													