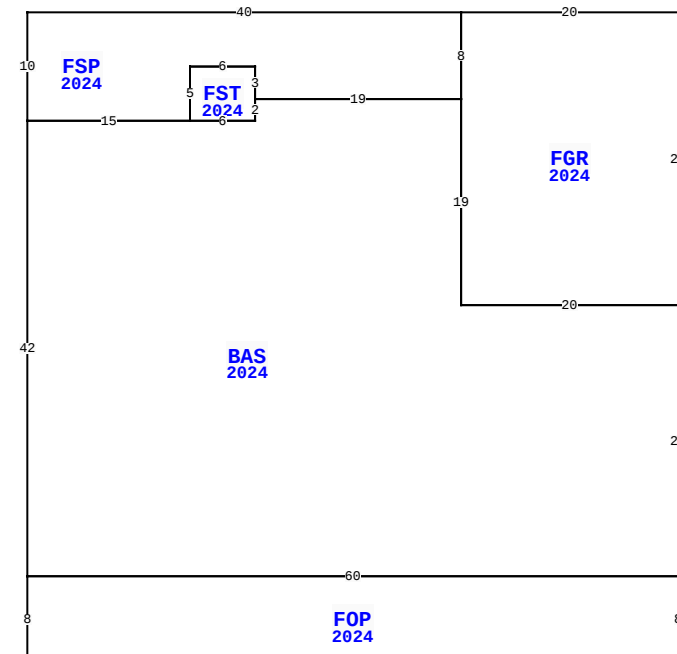




BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	31	HARDIE BRD 100	0500	01	2,808	92.1600	145.61	408,873	2023	2023	0	0	0	0.00	100.00	VALUATION BY	STANDARD																
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 100% - 2024														Tax Group: 6	Tax Dist:															
Roof Cover	12	MODULAR MT 100	Heated Area: 2218														BUILDING MARKET VALUE																
Interior Wall	05	DRYWALL 100	HX Base Yr 2024														TOTAL MARKET OB/XF VALUE																
Interior Floor	03	CONC FINSH 100															TOTAL LAND VALUE - MARKET																
Interior Floor	01	NONE 0															TOTAL MARKET VALUE																
Air Condition	10	ENG SPLIT 100															SOH/AGL Deduction																
Heating Type	03	FORCED AIR 100															ASSESSED VALUE																
Bedrooms		3 100															TOTAL EXEMPTION VALUE																
Bathrooms		2.5 100															BASE TAXABLE VALUE																
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE																
Stories																	NCON VALUE																
Units																	INCOME VALUE																
Quality			03	Quality Level 03													PREVIOUS YEAR MKT VALUE																
DOR CODE			0100	SINGLE FAMILY																													
MAP NUM				MKT AREA		08																											
NEIGHBORHOOD/LOC			8011.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	2,218	100	2024	2,218	322,963																												
FGR	540	55	2024	297	43,246																												
FOP	480	30	2024	144	20,968																												
FSP	332	40	2024	133	19,366																												
FST	30	55	2024	16	2,330																												
TOTALS	3,600			2,808	408,873																												
EXTRA FEATURES						10220 FORD RD, 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	30	40	1,200.00	SF	35.00	35.00	100	1995	1995	3	20	8,400																	
2	0812	CONCRETE C	0	100	30	40	1,200.00	SF	4.00	4.00	100	1995	1995	3	68	3,264																	
3	0510	GARAGE WD-	0	100	24	12	288.00	SF	28.00	28.00	100	1996	1996	3	23	1,855																	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000																	
6	0866	POOL FIBER	0	100	0	0	242.00	SF	72.00	72.00	100	2025	2024		100	17,424																	
7	0845	KOOL DECK	0	100	0	0	558.00	SF	7.25	7.25	100	2025	2024		100	4,046																	
8	0812	CONCRETE C	0	100	0	0	800.00	SF	4.00	4.00	100	2025	2024		100	3,200																	
LAND DESCRIPTION																	TOTAL OB/XF 40,189																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	000100	C	RES	100		OR	0.00	0.00	2.18	AC		1.00	1.00	1.00	35,000.00	35,000.00	76,300																