



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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	04	Quality Level 04
DOR CODE	5901	HARDWOOD SI 70-79

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

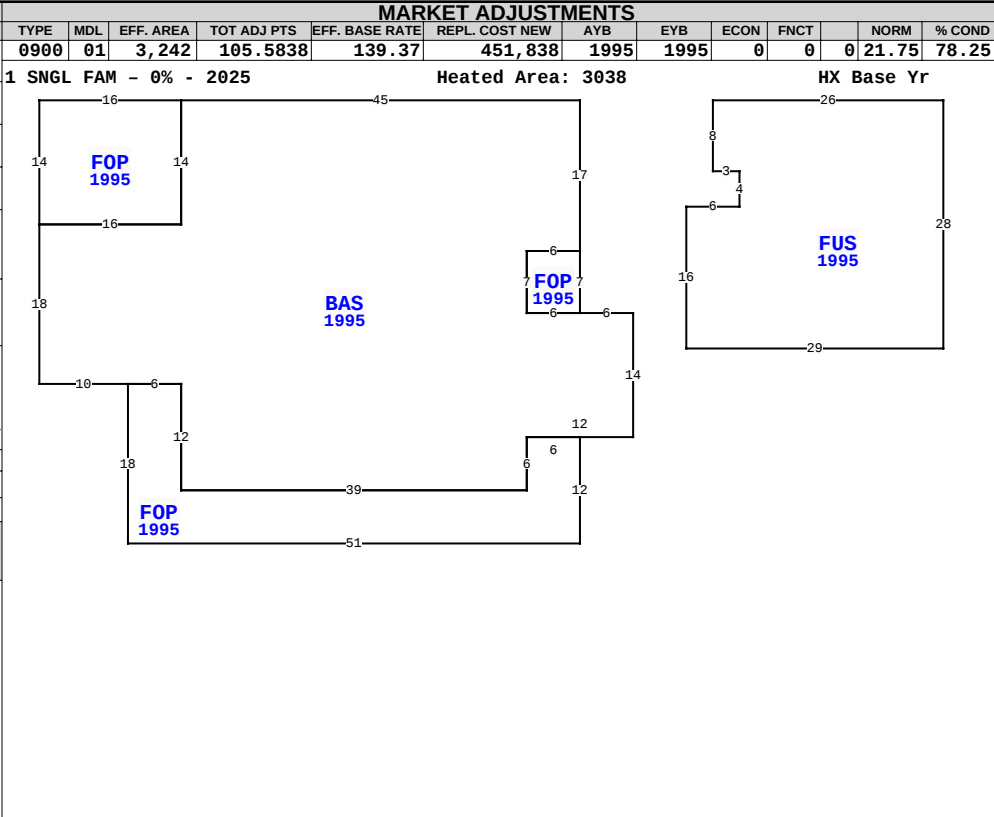
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,274	100	1995	2,274	247,995
FOP	42	30	1995	13	1,418
FOP	224	30	1995	67	7,307
FOP	414	30	1995	124	13,523
FUS	764	100	1995	764	83,320

TOTALS	3,718			3,242	353,563
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0861	POOL GUNIT	0	0	14	22	308.00	SF	85.00
3	0845	KOOL DECK	0	0	0	0	487.00	SF	7.25
4	0811	CONCRETE B	0	0	0	0	645.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	009900	C	ACREAGE NON-	0		OR	0.00	0.00	25.38
2	009530	C	POND	0		OR	0.00	0.00	1.30
3	009605	C	WETLANDS	0		OR	0.00	0.00	2.00
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	13.00
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	13.00

REVIEW DATE	01/09/2025	BY	WWA
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12053 OLD NORTH TRL, BRYCEVILLE					BLD DATE					LGL DATE		05/09/2025	MLU
					XF DATE					LAND DATE			
					INC DATE					AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660				
308.00	SF	85.00	85.00	100	2010	2010	3	56	14,661				
487.00	SF	7.25	7.25	100	1995	1995	3	68	2,401				
645.00	SF	5.20	5.20	100	1995	1995	3	68	2,281				

TOTAL OB/XF									
22,003									

Total Acres:	41.68	Total Land Value:	376,185	Market:	201,500	Agricultural:	2,925	Common:	373,260
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		368,361	
TOTAL MARKET OB/XF VALUE		22,003	
TOTAL LAND VALUE - MARKET		574,760	
TOTAL MARKET VALUE		766,549	
SOH/AGL Deduction		0	
ASSESSED VALUE		766,549	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		766,549	
TOTAL JUST VALUE		965,124	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		441,813	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952116	SWIM POOL	9,000	07/01/1995
B957167	NEW CONSTR	194,141	03/03/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2754/380	11/18/2024	WD	U	I	37	462,500	
GRANTOR: MCELROY DONALD B & AL							
GRANTEE: A DOUBLE J INVESTME							
2466/1268	5/25/2021	WD	Q	I	01	450,000	
GRANTOR: RYAN-FENTON SHIRLEY M							
GRANTEE: MCELROY DONALD B &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1995] W45 FOP=[YR=1995] W16 S14 E16 N14 \$ S14 W16 S18 E10 FOP=[YR=1995] S18 E51 N12 W6 S6 W39 N12 W6 \$ E6 S12 E39 N6 E12 N14 W6 FOP=[YR=1995] N7 W6 S7 E6 \$ W6 N7 E6 N17 \$ PTR=E15 FUS=[YR=1995] E26 S28 W29 N16 E6 N4 W3 N8 \$ W15 \$.									



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	07	NONE 70			
Interior Wall	02	WALL BD/WD 30			
Interior Floor	03	CONC FINSH 100			
Air Condition	99	N/A 100			
Heating Type		N/A 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	02	WOOD FRAME 100			
Stories	0	0 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
DOR CODE	5901	HARDWOOD SI 70-79			
MAP NUM		MKT AREA			08
NEIGHBORHOOD/LOC	8001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	2021	1,344	14,798
TOTALS	1,344			1,344	14,798

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	1,344	59.5140	22.02	29,595	1995	1995	0	0	50.00	50.00
2 GARAGE RES - 0% - 2025				Heated Area: 1344				HX Base Yr			
28 48 28 48 BAS 2021											