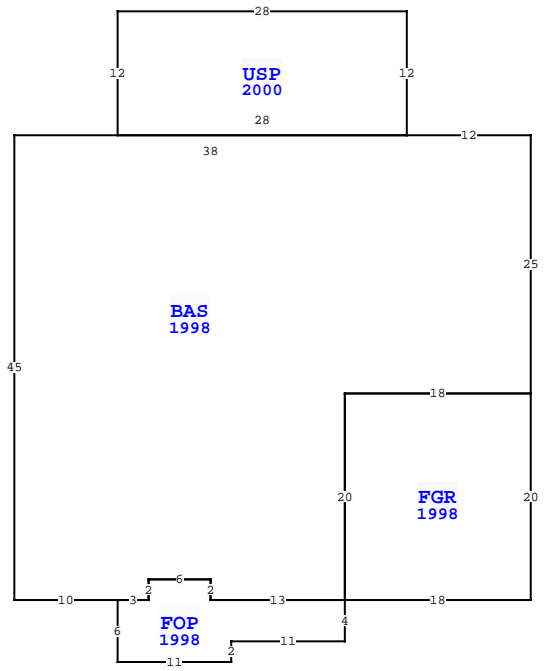




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	50
Exterior Wall	30	VINYL	50
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,878	100	1998
FGR	360	55	1998
FOP	122	30	1998
USP	336	30	2000
TOTALS	2,696		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,214	100.4598	132.61	293,599	1998	2003	0	0	13.00	87.00
1 SNGL FAM - 100% - 2024 Heated Area: 1878 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		255,431	
TOTAL MARKET OB/XF VALUE		60,956	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		361,387	
SOH/AGL Deduction		117,022	
ASSESSED VALUE		244,365	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		188,643	
TOTAL JUST VALUE		361,387	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		342,201	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010349	ADDITION	41,825	10/12/2018
17006060	REPAIR/RRF	11,976	09/29/2017
B006995	XFOB	3,825	03/01/2000
B006780	SWIM POOL	12,000	02/01/2000
B984739	NEW CONSTR	90,390	03/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2667/14	8/28/2023	WD	Q	I	01	420,000
GRANTOR: BEX CHRISTOPHER						
GRANTEE: LONG CHRISTOPHER BR						
2469/0879	6/04/2021	WD	Q	I	02	360,000
GRANTOR: MORGAN RONALD J & ANH						
GRANTEE: BEX CHRISTOPHER & C						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1998
2	0810	CONCRETE A	0	100	0	320.00	SF	6.50	6.50	100	1998
3	0861	POOL GUNIT	0	100	0	364.00	SF	85.00	85.00	100	2000
4	0845	KOOL DECK	0	100	0	400.00	SF	7.25	7.25	100	2000
5	0812	CONCRETE C	0	100	0	2,280.00	SF	4.00	4.00	100	2002
6	0911	SCRN RM A	0	100	50	1,800.00	SF	17.50	17.50	100	2018
7	0351	CARPORT MT	0	100	30	540.00	SF	10.00	10.00	100	2017
8	0476	VF 6 SBPL	0	100	0	188.00	LF	32.00	32.00	100	2021
9	0470	VNYL GATE	0	100	0	2.00	UT	300.00	300.00	100	2021
10	0473	VF 3 RAIL	0	100	0	705.00	LF	7.50	7.50	100	2021

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
9345 FORD RD, BRYCEVILLE											
BLD DATE: 05/21/2025 MLU											
XF DATE:											
INC DATE:											
LGL DATE:											
LAND DATE:											
AG DATE:											
TOTAL OB/XF VALUE: 60,956											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1998] W12 USP=[YR=2000] N12 W28 S12 E28\$ W38 S45 E10											
FOP=[YR=1998] S6 E11 N2 E11 N4 FGR=[YR=1998] E18 N20 W18 S20											
\$ W13 N2 W6 S2 W3 \$ E3N2 E6 S2 E13 N20 E18 N25 \$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							