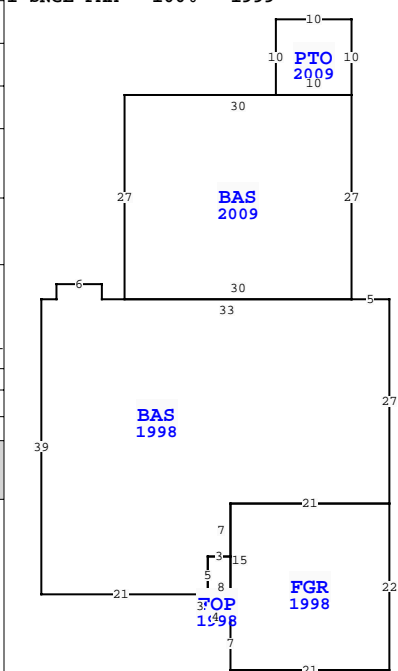


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	20 FACE BRICK 70
Exterior Wall	10 ABOVE AVG 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,616	95.0400	125.45	328,177	1998	2006	0	0	12.00	88.00		
1 SNGL FAM - 100% - 1999 Heated Area: 2349 HX Base Yr 1999													



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,539	100	1998	1,539	169,900
BAS	810	100	2009	810	89,421
FGR	462	55	1998	254	28,040
FOP	27	30	1998	8	884
PTO	100	5	2009	5	552
TOTALS	2,938			2,616	288,796

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			288,796
TOTAL MARKET OB/XF VALUE			27,895
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			361,691
SOH/AGL Deduction			176,825
ASSESSED VALUE			184,866
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			134,144
TOTAL JUST VALUE			361,691
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			339,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1700463	REPAIR/RRF	11,398	01/01/2017
C22604	CO ISSUED	0	08/26/2009
B22604	ADDITION	54,960	06/01/2009
B006916	GARAGE	14,400	01/04/2000
B984829	NEW CONSTR	99,839	04/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0842/0530	7/23/1998	WD Q		I		99,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ROWE GEORGE & PAMEL						
0825/0324	3/05/1998	WD U	V	19		14,000
GRANTOR: SEMANIK DEVELOPMENT C						
GRANTEE: SEDA CONST COMPANY						

EXTRA FEATURES

9383 FORD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025
INC DATE		AG DATE	MLU

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	0810	CONCRETE A	0	100	0	359.00	SF	6.50	6.50	100	1998	1998	3	73	1,703	
3	0511	GARAGE CB-	0	100	24	576.00	SF	40.00	40.00	100	2000	2000	3	77	17,741	
4	0812	CONCRETE C	0	100	0	1,766.00	SF	4.00	4.00	100	2002	2002	3	80	5,651	

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=1998] W5 BAS=[YR=2009] N27 PTO=[YR=2009] N10 W10 S10
 E10\$ W30 S27 E30\$ W33 N2 W6 S2 W2 S39 E21 FOP=[YR=1998] S3 E4
 FGR=[YR=1998] S7 E21 N22 W21 S15 \$ N8 W3 S5 W1 \$ E1 N5 E3 N7
 E21 N27 \$.

LAND DESCRIPTION TOTAL OB/XF 27,895

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							