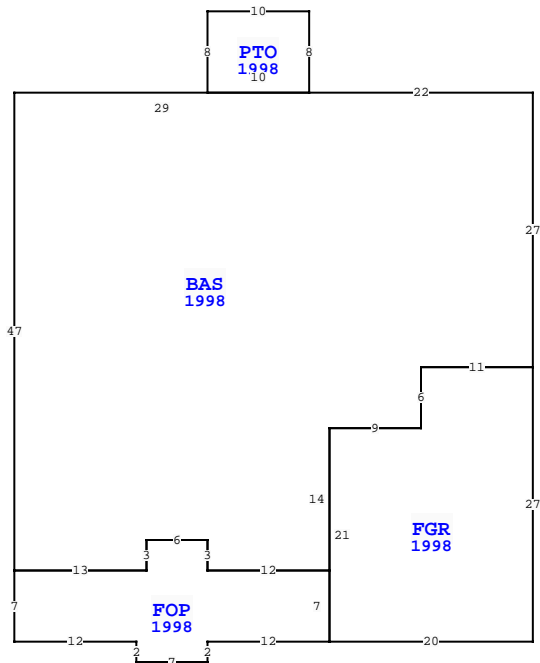


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	20	FACE BRICK 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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	2,033	100	1998
FGR	486	55	1998
FOP	249	30	1998
PTO	80	5	1998
TOTALS	2,848		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 1999		Heated Area: 2033					HX Base Yr 1999	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			264,834
TOTAL MARKET OB/XF VALUE			4,394
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			314,228
SOH/AGL Deduction			162,984
ASSESSED VALUE			151,244
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			100,522
TOTAL JUST VALUE			314,228
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			291,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004865	NEW SHINGLES	31,000	04/19/2021
21001682	NEW VINYL SIDING	29,716	02/12/2021
M972685	H/AC	0	12/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0824/0818	2/26/1998	WD Q	Q	I		117,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MORGAN JOHN E & DON						
0812/0407	11/04/1997	WD U	U	V	19	14,000
GRANTOR: SEMANIK DEVELOPMENT C						
GRANTEE: SEDA CONST COMPANY						

EXTRA FEATURES		9495 FORD RD, BRYCEVILLE	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0500	FP-PRE FAB	3,500.00
2	0810	CONCRETE A	6.50

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1998] W22 PTO=[YR=1998] N8 W10 S8 E10 \$ W29 S47 FOP=[YR=1998] S7 E12 S2 E7 N2 E12 FGR=[YR=1998] E20 N27 W11 S6 W9 S21 \$ N7 W12 N3 W6 S3 W13 \$ E13 N3 E6 S3 E12 N14 E9 N6 E11 N27 \$.	

LAND DESCRIPTION		TOTAL OB/XF 4,394																						
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							