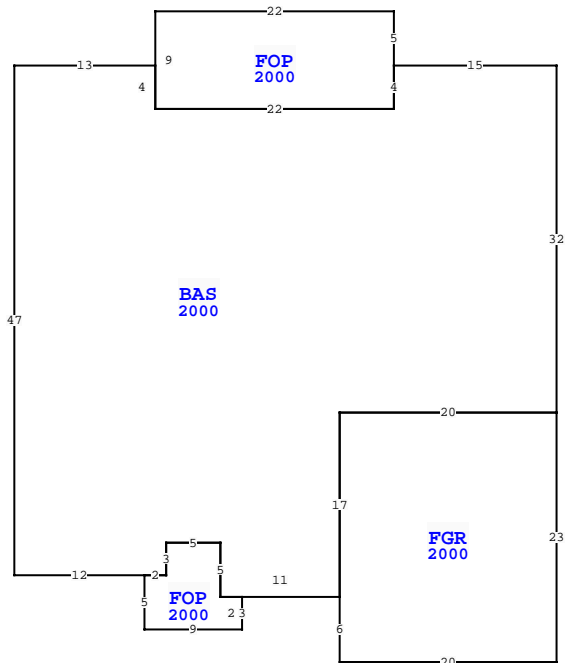


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	30 VINYL 80				
Exterior Wall	20 FACE BRICK 20				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,969	100	2000	1,969	217,257
FGR	460	55	2000	253	27,916
FOP	56	30	2000	17	1,876
FOP	198	30	2000	59	6,510
TOTALS	2,683			2,298	253,558

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,298	93.1392	122.94	282,516	2000	2005	0	0	10.25	89.75
1 SNGL FAM - 100% - 2021 Heated Area: 1969 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		253,558	
TOTAL MARKET OB/XF VALUE		8,480	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		307,038	
SOH/AGL Deduction		89,461	
ASSESSED VALUE		217,577	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		166,855	
TOTAL JUST VALUE		307,038	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		285,801	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008557	REPAIR/RRF	17,829	09/16/2020
B0210031	GARAGE	13,200	07/01/2002
E006689	NEW CONSTR	128,000	05/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2399/0325	9/18/2020	WD Q	Q	I	01	250,000
GRANTOR: MULLINS JESSE & SHELB						
GRANTEE: MOGAVERO STEPHEN JO						
1951/0437	12/08/2014	WD Q	Q	I	01	145,500
GRANTOR: WOLFLA CHRISTOPHER T						
GRANTEE: MULLINS JESSE & SHE						

EXTRA FEATURES																
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	2000	2000	3	83	2,905	
2	0810	CONCRETE A	0	100	0	386.00	SF	6.50	6.50	100	2000	2000	3	77	1,932	
3	1242	WD DECK A	0	100	12	96.00	SF	10.00	10.00	100	2001	2001	3	20	192	
4	0510	GARAGE WD-	0	100	20	400.00	SF	29.75	29.75	100	2002	2002	3	29	3,451	
<b>TOTAL OB/XF 8,480</b>																

BUILDING NOTES											
9559 FORD RD, BRYCEVILLE											
BLD DATE											
XF DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/21/2025 MLU											

BUILDING DIMENSIONS											
BAS=[YR=2000] W15 FOP=[YR=2000] N5 W22 S9 E22 N4\$ S4 W22 N4 W13 S47 E12 FOP=[YR=2000] S5 E9 N3 W2 N5 W5 S3 W2\$ E2 N3 E5 S5 E11 FGR=[YR=2000] S6 E20 N23 W20 S17\$ N17 E20 N32\$.											

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							