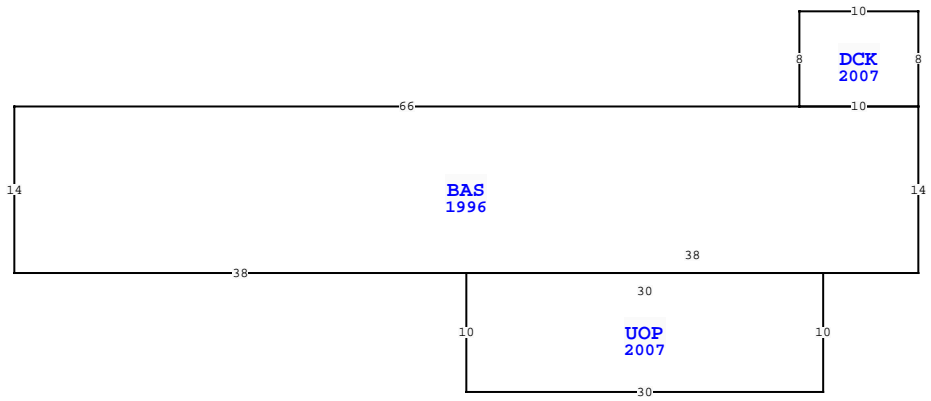


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC		9001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,064	100	1996
DCK	80	15	2007
UOP	300	25	2007
TOTALS	1,444		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,151	97.6000	78.08	89,870	1985	1988	0	0	70.00	30.00
1 M/H 93- - 100% - 1997 Heated Area: 1064 HX Base Yr 1997											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			70,088
TOTAL MARKET OB/XF VALUE			18,638
TOTAL LAND VALUE - MARKET			341,300
TOTAL MARKET VALUE			236,410
SOH/AGL Deduction			160,297
ASSESSED VALUE			76,113
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			51,113
TOTAL JUST VALUE			430,026
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			399,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2724/513	7/03/2024	LE U		I	11	100
GRANTOR: GAINNEY SHARON E						
GRANTEE: GAINNEY RAMOND MITCH						
2282/0166	6/12/2019	LE U		I	11	100
GRANTOR: GAINNEY SHARON E						
GRANTEE: GAINNEY RAYMOND M						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/11/2024	DC
		11/04/2024	KBA

BUILDING NOTES	

BUILDING DIMENSIONS	
DCK=[YR=2007] W10 S8 BAS=[YR=1996] W66 S14 E38 UOP=[YR=2007] S10 E30 N10 W30\$ E38 N14 W10\$ E10 N8\$.	

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	0810	CONCRETE A	0	100	0	0	245.00	SF	6.50	6.50	100	1999	1999	3	75	1,194	
2	0510	GARAGE WD-	0	100	16	16	256.00	SF	17.50	17.50	100	1998	1998	3	25	1,120	
3	0680	POLE SHED	0	100	16	13	208.00	SF	10.00	10.00	100	2001	2001	3	28	582	
4	0681	POLE SHED	0	100	16	15	240.00	SF	15.00	15.00	100	2004	2004	3	32	1,152	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
6	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2003	2003	3	100	6,000	
7	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2003	2003	3	100	6,000	
TOTALS															18,638		

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	005000	C	AGRICULTURAL	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	19,500							
2	005000	C	AGRICULTURAL	100		OR			6.31	AC		1.00	1.00	1.00	19,500.00	19,500.00	123,045							
3	009530	C	POND	100		OR	0.00	0.00	0.39	AC		1.00	1.00	1.00	2,500.00	2,500.00	975							
4	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	7.15	AC		1.00	1.00	1.00	390.00	390.00	2,788							
5	005902	A	HARDWOOD SI	0		OR	0.00	0.00	4.61	AC		1.00	1.00	1.00	190.00	190.00	876							
6	005010	A	SERVICE ACRE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
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	
Quality	04	Quality Level 04	
DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,248	100	2007
TOTALS	1,248		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,248	135.5200	115.19	143,757	1994	1994	0	0	0	70.00
2 M/H 94+ - 0% - 1997											
Heated Area: 1248											
HX Base Yr 1997											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	1,248	100	2007	1,248	43,127						
TOTALS	1,248			1,248	43,127						

NASSAU COUNTY PROPERTY				PAGE 2 of 2	6
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 6				Tax Dist:	
BUILDING MARKET VALUE				70,088	
TOTAL MARKET OB/XF VALUE				18,638	
TOTAL LAND VALUE - MARKET				341,300	
TOTAL MARKET VALUE				236,410	
SOH/AGL Deduction				160,297	
ASSESSED VALUE				76,113	
TOTAL EXEMPTION VALUE	HX HB			25,000	
BASE TAXABLE VALUE				51,113	
TOTAL JUST VALUE				430,026	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				399,100	
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2724/513	7/03/2024	LE U	I	I	11	100
GRANTOR: GAINNEY SHARON E						
GRANTEE: GAINNEY RAMOND MITCH						
2282/0166	6/12/2019	LE U	I	I	11	100
GRANTOR: GAINNEY SHARON E						
GRANTEE: GAINNEY RAYMOND M						

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												
15292 HOWARD RD, BRYCEVILLE																										
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>04/11/2024 DC</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>11/04/2024 KBA</td> </tr> </table>															BLD DATE		LGL DATE		XF DATE		LAND DATE	04/11/2024 DC	INC DATE		AG DATE	11/04/2024 KBA
BLD DATE		LGL DATE																								
XF DATE		LAND DATE	04/11/2024 DC																							
INC DATE		AG DATE	11/04/2024 KBA																							
TOTALS 0																										

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2007] W48 S26 E48 N26\$.									

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
7	009910	M	MARKET VALUE	0		OR	0.00	0.00	12.76	AC		1.00	1.00	1.00	15,500.00	15,500.00	197,780							