



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	12	HARDWOOD 40
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 09
NEIGHBORHOOD/LOC	9008.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,269	100
FOP	119	30
FOP	216	30
FSP	161	40
TOTALS	2,765	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,434	96.1380	126.90	308,875	2003	2003	0	0	0	15.75	84.25	
1 SNGL FAM - 100% - 2011 Heated Area: 2269 HX Base Yr 2011													
17 FOP 2003 17 13 FSP 2003 23 30 BAS 2003 33 15 FOP 2003 27 51 27													
TOTALS 2,765 2,434 260,227													

NASSAU COUNTY PROPERTY				PAGE 1 of 1		6	
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				260,227			
TOTAL MARKET OB/XF VALUE				9,417			
TOTAL LAND VALUE - MARKET				117,195			
TOTAL MARKET VALUE				386,839			
SOH/AGL Deduction				209,211			
ASSESSED VALUE				177,628			
TOTAL EXEMPTION VALUE				HX HB VX		55,722	
BASE TAXABLE VALUE				121,906			
TOTAL JUST VALUE				386,839			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				372,518			

EXTRA FEATURES														1482 PINE WIND LN, BRYCEVILLE				XF DATE		LAND DATE		05/09/2025		MLU	
														INC DATE				AG DATE							
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	0812	CONCRETE C	0	100	0	0	1,296.00	SF	4.00	4.00	100	2017	2017	3	96	4,977									
2	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	2017	2017	3	74	4,440									