



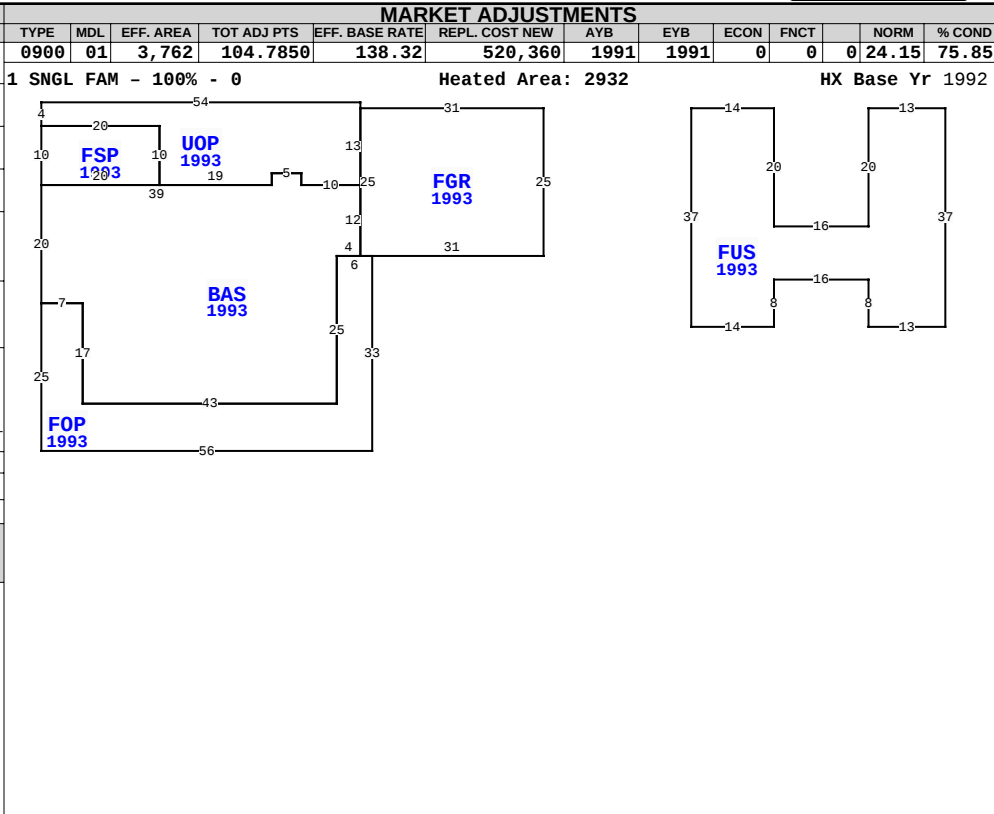
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,789	100	1993	1,789	187,694
FGR	775	55	1993	426	44,694
FOP	717	30	1993	215	22,557
FSP	200	40	1993	80	8,394
FUS	1,143	100	1993	1,143	119,919
UOP	546	20	1993	109	11,436

TOTALS	5,170			3,762	394,693
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
2	0812	CONCRETE C	0	100	0	0	1,929.00	SF	4.00	4.00	100
3	0803	ASPHALT C	0	100	495	8	3,960.00	SF	2.00	2.00	100



8483 GIDDENS LN, BRYCEVILLE	BLD DATE		LGL DATE	05/21/2025	MLU
	XF DATE		LAND DATE	11/21/2024	KBA
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE				394,693	
TOTAL MARKET OB/XF VALUE				10,228	
TOTAL LAND VALUE - MARKET				247,800	
TOTAL MARKET VALUE				454,991	
SOH/AGL Deduction				245,180	
ASSESSED VALUE				209,811	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				159,089	
TOTAL JUST VALUE				652,721	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				614,678	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6914	NEW CONSTR	128,500	01/02/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0616/0596	1/08/1991	WD	U	V	07
GRANTOR: NICHOLS RON & DORIS					
GRANTEE: GIDDENS DARRELL & M					
0602/0055	7/16/1990	WD	Q	V	
GRANTOR: NICHOLS RONALD & D V					
GRANTEE: GIDDENS DARRELL & M					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FGR=[YR=1993] W31 UOP=[YR=1993] N1 W54 S4 FSP=[YR=1993] S10 BAS=[YR=1993] S20 FOP=[YR=1993] S25 E56 N33 W6 S25 W43 N17 W7\$ E7 S17 E43 N25 E4 N12 W10 N2 W5 S2 W39\$ E20 N10 W20\$ E20 S10 E19 N2 E5 S2 E10 N13\$ S25 E31 N25\$ PTR= E25 FUS=[YR=1993] E14 S20 E16 N20 E13 S37 W13 N8 W16 S8 W14 N37\$ W25\$.					

LAND DESCRIPTION										TOTAL OB/XF														10,228									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000																
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	5.20	AC		1.00	1.00	1.00	225.00	225.00	1,170																
3	005401	A	TIMBER 1 P	0		OR	0.00	0.00	5.20	AC		1.00	1.00	1.00	750.00	750.00	3,900																
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	10.40	AC		1.00	1.00	1.00	19,500.00	19,500.00	202,800																
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