



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	2,271	100	1993	2,271	253,933
BAS	450	100	2012	450	50,317
FOP	48	30	1993	14	1,565
PTO	110	5	2012	6	671
PTO	130	5	2012	6	671
UCP	390	20	1993	78	8,722
UST	63	45	1993	28	3,131
TOTALS	3,462			2,853	319,009

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	28	24	672.00	SF	35.00	35.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0681	POLE SHED	0	100	24	10	240.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0004	OR	0.00	0.00	3.00	AC	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,853	103.3060	136.36	389,035	1978	2000	0	0	0	18.00

1 SNGL FAM - 100% - 2025

Heated Area: 2721

HX Base Yr 2025

6751 CR 119, BRYCEVILLE	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	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		319,009	
TOTAL MARKET OB/XF VALUE		6,824	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		415,833	
SOH/AGL Deduction		0	
ASSESSED VALUE		415,833	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		365,111	
TOTAL JUST VALUE		415,833	
NCON VALUE		189,801	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		205,791	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2740/1828	9/23/2024	WD Q	Q	I	01
GRANTOR: INVESTMENT HOME BUYER					SALE PRICE 450,000
GRANTEE: SIMMONS HENDERSON B					
2717/57	6/03/2024	WD Q	Q	I	03
GRANTOR: JFCB HOLDINGS LLC					255,000
GRANTEE: INVESTMENT HOME BUY					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
UCP=[YR=1993] W30 PTO=[YR=2012] W13 PTO=[YR=2012] W11 S10 BAS=[YR=1993] W31 S45 E19 N14 E14 FOP=[YR=1993] S6 E8 N6 W8\$ E22 N3 E12 BAS=[YR=2012] E18 N25 W18 S25\$ N25 W12 N3 W24\$ E11 N10\$ S10 E13 N10\$ S13 E30 N13\$ PTR= E20 UST=[YR=1993] E9 S7 W9 N7\$ W20\$.											