



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CD										CONSTRUCTION									
Exterior Wall										30 VINYL 100										0820 02 1,497 114.0000 91.20 136,526 1984 1984 0 0 0 70.00 30.00									
Roof Structur										03 GABLE/HIP 100										1 M/H 93- - 100% - 0 Heated Area: 1497 HX Base Yr 1977									
Roof Cover										12 MODULAR MT 100										27 56 27 26 15 15 BAS 1993									
Interior Wall										04 PLYWOOD 50																			
Interior Wall										05 DRYWALL 50																			
Interior Floo										08 SHT VINYL 50																			
Interior Floo										14 CARPET 50																			
Air Condition										01 NONE 100																			
Heating Type										04 AIR DUCTED 100																			
Bedrooms										3 100																			
Bathrooms										1.5 100																			
Frame										02 WOOD FRAME 100																			
Stories										1. 1. 100																			
Units										0 100																			
BUD8 Adjustme										06 DIST 1D 100																			
Quality										03 Quality Level 03																			
DOR CODE										0200 MOBILE HOME																			
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										1,497 100 1993 1,497 40,958																			
TOTALS										1,497 1,497 40,958																			
EXTRA FEATURES										6529 CR 119, BRYCEVILLE																			
BLD DATE										LGL DATE																			
XF DATE										LAND DATE																			
INC DATE										AG DATE																			
05/09/2025										MLU																			
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 0 1.00 UT 3,500.00 3,500.00 100 1984 1984 3 54 1,890																			
2 0510										GARAGE WD- 0 100 30 24 720.00 SF 29.75 29.75 100 2000 2000 3 27 5,783																			
3 0351										CARPORT MT 0 100 20 24 480.00 SF 6.50 6.50 100 2000 2000 3 20 624																			
LAND DESCRIPTION										TOTAL OB/XF 8,297																			
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 CONSVR																			
1 000100										C RES 100 0004 OR 0.00 0.00 3.86 AC 1.00 1.00 1.00 30,000.00 30,000.00 115,800																			
REVIEW DATE										03/26/2024 BY WWA																			
Total Acres:										3.86																			
Total Land Value:										115,800																			
Market:										0																			
Agricultural:										0																			
Common:										115,800																			
PRINTED										07/30/2025 BY SYS																			