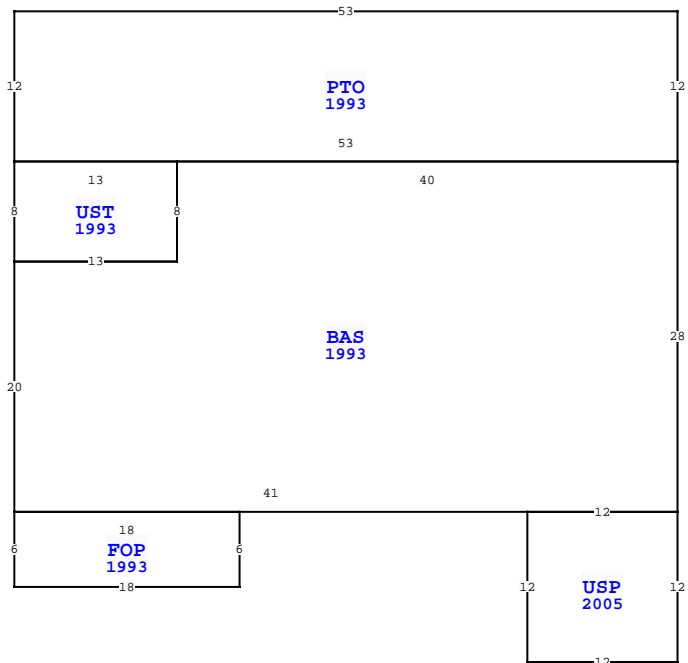


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	05 DRYWALL 80
Interior Wall	04 PLYWOOD 20
Interior Floor	12 HARDWOOD 70
Interior Floor	13 LVT/LAMNT 30
Air Condition	03 CENTRAL 100
Heating Type	04 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 08
NEIGHBORHOOD/LOC	8001.00

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND			
0100	01	1,534	107.2020	107.20	164,445	1973	1973	0	0	40	26.25	40.00	1 SINGLE FAM - 0% - 2025		
												Heated Area: 1380		HX Base Yr	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1993	1,380	59,174
FOP	108	30	1993	32	1,372
PTO	636	5	1993	32	1,372
USP	144	30	2005	43	1,844
UST	104	45	1993	47	2,015
TOTALS	2,372			1,534	65,778

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	0811	CONCRETE B	0	0	0	654.00	SF	5.20	5.20	100	1980	1980	3	30	1,020	
2	0810	CONCRETE A	0	0	61	244.00	SF	6.50	6.50	100	1980	1980	3	30	476	

13559 RAULERSON RD, BRYCEVILLE
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 05/09/2025 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			65,778
TOTAL MARKET OB/XF VALUE			1,496
TOTAL LAND VALUE - MARKET			90,000
TOTAL MARKET VALUE			157,274
SOH/AGL Deduction			0
ASSESSED VALUE			157,274
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			157,274
TOTAL JUST VALUE			157,274
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			139,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21724	REMODEL	9,467	07/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2713/1393	5/23/2024	QC	U	I	11	100
GRANTOR: MCKINNON WANDA						
GRANTEE: SIKES JONNIE SUE						
2711/1283	5/03/2024	WD	U	I	16	74,000
GRANTOR: MCKINNON WANDA						
GRANTEE: COATES VIRGINIA FAY						

BUILDING NOTES													

BUILDING DIMENSIONS													
PTO=[YR=1993] W53 S12 UST=[YR=1993] S8 BAS=[YR=1993] S20													
FOP=[YR=1993] S6 E18 N6 W18\$ E4IUSP=[YR=2005] S12 E12 N12													
W12\$ E12 N28 W40 S8 W13\$ E13 N8W13\$ E53 N12\$.													

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
1	000100	C	RES	0	0005	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							