



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6														
Exterior Wall	20	FACE BRICK 100	0900	01	2,413	95.2560	125.74	303,411	1973	1983	0	0	0	28.55	71.45	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 0													Heated Area: 1964 HX Base Yr													
Roof Cover	03	COMP SHNGL 100															Tax Group: 6 Tax Dist:												
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE 216,787												
Interior Floo	08	SHT VINYL 90															TOTAL MARKET OB/XF VALUE 2,964												
Interior Floo	14	CARPET 10															TOTAL LAND VALUE - MARKET 172,800												
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 266,412												
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction 140,778												
Bedrooms		3 100															ASSESSED VALUE 125,634												
Bathrooms		2 100															TOTAL EXEMPTION VALUE HX HB WX 55,722												
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE 69,912												
Stories	1.	1. 100															TOTAL JUST VALUE 392,551												
Units		0 100	NCON VALUE 0																										
BUD8 Adjustme	06	DIST 1D 100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 320,836																										
Quality			01	Quality Level 01																									
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	1,964	100	1993	1,964	176,448																								
FOP	259	30	1993	78	7,008																								
UGR	825	45	1993	371	33,331																								
TOTALS			3,048		2,413	216,787																							
EXTRA FEATURES						8980 CR 121, BRYCEVILLE																							
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	1973	1973	3	31.6	1,106													
2	0812	CONCRETE C	0	100	0	0	1,245.00	SF	4.00	4.00	100	1975	1975	3	25	1,245													
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	21.30	21.30	100	1993	1993	3	20	613													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000												
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	4.26	AC		1.00	1.00	1.00	390.00	390.00	1,661												
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	4.26	AC		1.00	1.00	1.00	30,000.00	30,000.00	127,800												
REVIEW DATE 03/09/2020 BY TWA Total Acres: 5.26 Total Land Value: 46,661 Market: 127,800 Agricultural: 1,661 Common: 45,000 PRINTED 07/30/2025 BY SYS																													