



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

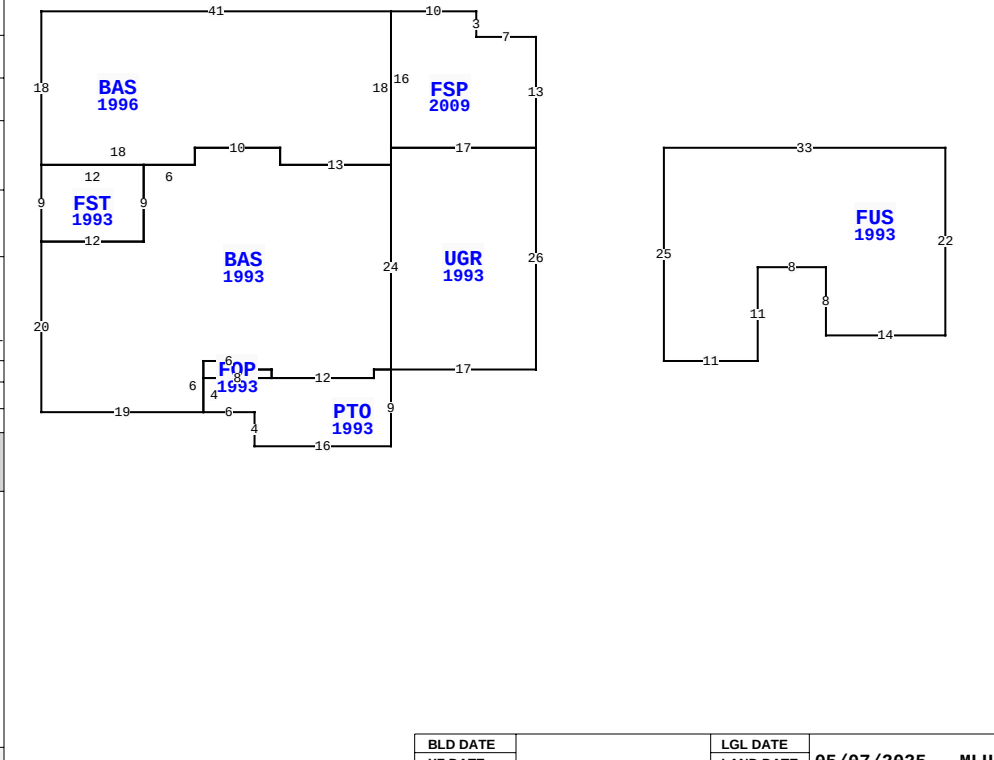
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	9001.00	09

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	997	100	1993	997	121,339
BAS	718	100	1996	718	87,383
FOP	14	30	1993	4	487
FSP	251	40	2009	100	12,170
FST	108	55	1993	59	7,181
FUS	695	100	1993	695	84,584
PTO	154	5	1993	8	973
UGR	442	45	1993	199	24,219
TOTALS	3,379			2,780	338,337

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	10	11	110.00	SF	6.50
2	0351	CARPORT MT	0	100	46	30	1,380.00	SF	10.00
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0004	OR	0.00	0.00	2.93

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,780	106.7472	140.91	391,730	1990	2000	0	0	13.63	86.37
1 SNGL FAM - 100% - 2014											
Heated Area: 2410											
HX Base Yr 2014											



6691 CR 121, BRYCEVILLE									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/07/2025 MLU									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					338,337				
TOTAL MARKET OB/XF VALUE					5,913				
TOTAL LAND VALUE - MARKET					102,550				
TOTAL MARKET VALUE					446,800				
SOH/AGL Deduction					271,216				
ASSESSED VALUE					175,584				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					124,862				
TOTAL JUST VALUE					446,800				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					416,425				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006276	REPAIR/RRF	21,795	04/21/2022
21006928	20 WINDOWS	13,550	05/27/2021
B941356	ADDITION	5,440	10/01/1994
8240	GARAGE	11,986	07/20/1992
6063	NEW CONSTR	60,892	10/16/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1895/1061	12/20/2013	WD	Q	I	01	215,000	
GRANTOR: DANCIOU VASILE & ROSAL							
GRANTEE: BOONE STEPHEN WAYNE							
0581/1235	10/13/1989	WD	Q	I	06	50,000	
GRANTOR: DANCIOU & PATROI							
GRANTEE: DANCIOU VASILE & R							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UGR=[YR=1993] W17 S2 BAS=[YR=1993] W13 N2 W10 S2 W6									
FST=[YR=1993] W12 S9 E12 N9\$ S9 W12 S20 E19 PTO=[YR=1993] E6									
S4 E16 N9 W2 S1W12 FOP=[YR=1993] N1 W2 N1 W6 S2 E8\$ W8 S4\$ N6									
E6 S1 E2 S1 E12 N1 E2 N24\$ S24 E17 N26\$ FSP=[YR=2009] N13 W7									
N3 W10 BAS=[YR=1996] W41 S18 E18 N2 E10 S2 E13 N18 \$ S16 E17									
\$ PTR= E15 FUS=[YR=1993] E33 S22 W14 N8 W8 S11 W11 N25 \$ W15									
\$.									