



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	2,052	100	2006	2,052	223,331
FGR	799	55	2006	439	47,779
FOP	283	30	2006	85	9,251
FOP	428	30	2006	128	13,931
FUS	480	100	2006	480	52,241
FUS	1,306	100	2006	1,306	142,140

TOTALS	5,348			4,490	488,674
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0811	CONCRETE B	0	100	0	0	600.00	SF	5.20
3	0855	CONC PAVER	0	100	0	0	1,168.00	SF	10.00
4	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00
5	0855	CONC PAVER	0	100	0	0	1,258.00	SF	10.00
6	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00
7	0510	GARAGE WD-	0	100	35	24	840.00	SF	25.90
8	0753	UEP	0	100	16	12	192.00	SF	22.00

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	0006	OR	0.00	0.00	28.15

REVIEW DATE	08/23/2023	BY	WWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,490	90.6048	119.60	537,004	2006	2006	0	0	9.00	91.00
1 SNGL FAM - 100% - 2016 Heated Area: 3838 HX Base Yr 2016											

11132 DURANGO TRL, BRYCEVILLE	BLD DATE 01/31/2007 JH	LGL DATE	
	XF DATE	LAND DATE	05/09/2025 MLU
	INC DATE	AG DATE	

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0811	CONCRETE B	0	100	0	0	600.00	SF	5.20	5.20	100	2006	2006	3	86	2,683	
3	0855	CONC PAVER	0	100	0	0	1,168.00	SF	10.00	10.00	100	2008	2008	3	88	10,278	
4	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2015	2015	3	75	28,688	
5	0855	CONC PAVER	0	100	0	0	1,258.00	SF	10.00	10.00	100	2015	2015	3	95	11,951	
6	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2016	2016	3	100	6,000	
7	0510	GARAGE WD-	0	100	35	24	840.00	SF	25.90	25.90	100	2016	2016	3	78	16,970	
8	0753	UEP	0	100	16	12	192.00	SF	22.00	22.00	100	2016	2016	3	78	3,295	

TOTAL OB/XF										81,645									
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
1	000100	C	RES	100	0006	OR	0.00	0.00	28.15	AC		1.00	1.00	0.80	14,500.00	11,600.00	326,540		

Total Acres: 28.15	Total Land Value: 326,540	Market: 0	Agricultural: 0	Common: 326,540
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				488,674	
TOTAL MARKET OB/XF VALUE				81,645	
TOTAL LAND VALUE - MARKET				326,540	
TOTAL MARKET VALUE				896,859	
SOH/AGL Deduction				429,049	
ASSESSED VALUE				467,810	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				417,088	
TOTAL JUST VALUE				896,859	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				864,329	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165771	CO ISSUED	0	09/08/2016
MH165771	MH MOVE-ON	0	08/31/2016
B1530226	SWIM POOL	47,000	04/01/2015
M11789	MECH OTHER	0	07/01/2006
C17373	CO ISSUED	300,000	03/01/2006
B17373	NEW CONSTR	300,000	03/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1963/1538	2/18/2015	WD Q	I	02	
GRANTOR: WEST GEORGE E & STEPH					
GRANTEE: DENNIS ANTHONY K &					
1520/1119	8/22/2007	WD Q	I	01	100
GRANTOR: WEST GEORGE E					
GRANTEE: WEST GEORGE E & STE					

BUILDING NOTES									
BAS=[YR=2006;ORIG=-23,29] S7 W10 N4 W15 S4 W20 S33 D2R2 E14 U2R2 E7 S3 E3 E7 U3R3 N8 E24 N24 W6 N8 W11 \$									
FUS=[YR=2006;ORIG=20,0] S33 D2R2 E14 N2 E10 S2 E10 U2R2 N33 W38 \$									
FGR=[YR=2006;ORIG=0,0] W23 S12 S17 E11 S8 E6 S6 E6 N43 \$									
FUS=[YR=2006;ORIG=0,-20] N12 E40 S12 W40 \$									
FOP=[YR=2006;ORIG=-23,12] W8 S16 W37 S8 E20 N4 E15 S4 E10 N24 \$									
FOP=[YR=2006;ORIG=-50,69] D1L1 D9R9 E12 E8 N8 N10 W8 S8 D3L3 W7 U3L3 W7 \$									
PTR=[YR=2006;ORIG=0,0] E20 W20 \$									
PTR=[YR=2006;ORIG=0,0] N20 S20 \$									