

AVERY TANGIE J
892 MIDDLE ROAD
BRYCEVILLE, FL 32009

06-2S-23-0000-0006-0000

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										6
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY										
Exterior Wall		25		MOD METAL 100		6500		01		1,200		60.9500		23.77		28,524		2024		2024		0		0		1.00		99.00		VALUATION BY					STANDARD					
Roof Structur		10		STEEL FRME 100		2		GARAGE RES		100%		- 2025				Heated Area: 1200						HX		Base Yr 1992						Tax Group: 6					Tax Dist:					
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					171,185					
Interior Wall		07		NONE 100																										TOTAL MARKET OB/XF VALUE					22,871					
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					68,000					
Air Condition		01		NONE 100																										TOTAL MARKET VALUE					262,056					
Heating Type		01		NONE 100																										SOH/AGL Deduction					114,782					
Bedrooms		0		100																										ASSESSED VALUE					147,274					
Bathrooms		0		100																										TOTAL EXEMPTION VALUE					HX HB 51,411					
Frame		05		STEEL 100																										BASE TAXABLE VALUE					95,863					
																														TOTAL JUST VALUE					262,056					
																														NCON VALUE					0					
																														INCOME VALUE										
																														PREVIOUS YEAR MKT VALUE					258,567					