



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 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	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1993	1,092	127,065
BAS	380	100	2010	380	44,217
FOP	120	30	1993	36	4,189
FSP	192	40	1993	77	8,960
TOTALS	1,784			1,585	184,430

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00
3	0680	POLE SHED	0	100	42	840.00	SF	10.00	10.00

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	2.00

REVIEW DATE	01/01/2023	BY	CD
-------------	------------	----	----

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,585	113.6637	157.99	250,414	1988	1988	0	0	0	26.35	73.65
1 SNGL FAM 100% - 2024 Heated Area: 1472 HX Base Yr 2024												
12058 DR WHATAPEPSI LN, BRYCEVILLE												

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
				05/07/2026			
				MLU			

TOTAL OB/XF												
9,432												

Total Acres: 2.00	Total Land Value: 68,000	Market: 0	Agricultural: 0
-------------------	--------------------------	-----------	-----------------

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		184,430	
TOTAL MARKET OB/XF VALUE		9,432	
TOTAL LAND VALUE - MARKET		68,000	
TOTAL MARKET VALUE		261,862	
SOH/AGL Deduction		3,126	
ASSESSED VALUE		258,736	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		207,325	
TOTAL JUST VALUE		261,862	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		263,468	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3262	NEW CONSTR	0	10/26/1988
5204	NEW CONSTR	52,548	10/05/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2550/0026	3/24/2022	WD	Q	I	01	286,800
GRANTOR: EDWARDS DAVID A &						
GRANTEE: COXWELL JODI & GRAC						
2378/0602	7/20/2020	QC	U	I	11	100
GRANTOR: EDWARDS SHIRLEY H INT						
GRANTEE: EDWARDS DAVID A & M						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2010] W12 FSP=[YR=1993] N12 W16 S12 BAS=[YR=1993] W28 S26 E16 FOP=[YR=1993] S5 E24 N5 W24 \$ E26 N26 W14 \$ E16 \$ W2 S26E2 D2 R2 E6 U2 R2 E2 N26 \$.									