

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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		0820	02	840	90.8000	77.18	64,831	1985	1985		0	0	0	70.00	30.00	6																				
Roof Structur		03	GABLE/HIP 100		1 M/H 93- 0% - 0														Heated Area: 840 HX Base Yr																				
Roof Cover		01	MINIMUM 100		146014 BAS 2016														VALUATION BY										STANDARD										
Interior Wall		05	DRYWALL 100																Tax Group: 6										Tax Dist:										
Interior Floo		14	CARPET 70																BUILDING MARKET VALUE										19,449										
Interior Floo		08	SHT VINYL 30																TOTAL MARKET OB/XF VALUE										16,786										
Air Condition		01	NONE 100																TOTAL LAND VALUE - MARKET										100,300										
Heating Type		04	AIR DUCTED 100																TOTAL MARKET VALUE										136,535										
Bedrooms			3 100																SOH/AGL Deduction										17,804										
Bathrooms			2 100																ASSESSED VALUE										118,731										
Frame		02	WOOD FRAME 100																TOTAL EXEMPTION VALUE										0										
Stories			0 0 100																BASE TAXABLE VALUE										118,731										
Units			0 100		TOTAL JUST VALUE										136,535																								
					NCON VALUE										0																								
					INCOME VALUE																																		
					PREVIOUS YEAR MKT VALUE										138,341																								
Quality		03	Quality Level 03																																				
DOR CODE		0200	MOBILE HOME																																				
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	840	100	2016	840	19,449																																		
TOTALS					840			840	19,449																														
EXTRA FEATURES					9822 CR 121, BRYCEVILLE										BLD DATE					LGL DATE					05/12/2026					MLU									
															XF DATE					LAND DATE																			
															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	0755	FSP	0	0	22	10	220.00	SF	20.00	20.00	100	1985	1985	3	20	880																							
2	0681	POLE SHED	0	0	42	31	1,302.00	SF	15.00	15.00	100	1960	1960	3	20	3,906																							
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1960	1960	3	100	6,000																							
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1960	1960	3	100	6,000																							
LAND DESCRIPTION										TOTAL OB/XF										16,786																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000100	C	RES	0	0005	OR	0.00	0.00	2.95	AC		1.00	1.00	1.00	34,000.00	34,000.00	100,300																						