

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																															
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	05	AVERAGE 100		1701	04	4,341		90.8460	135.59	588,596	2000	2000	0	0	0	25.00	75.00	VALUATION BY					STANDARD																												
Roof Structur	03	GABLE/HIP 100		1 OFFICE 0% - 0														Heated Area: 4245										HX Base Yr																							
Roof Cover	03	COMP SHNGL 100																														Tax Group: 6										Tax Dist:									
Interior Wall	05	DRYWALL 100																														BUILDING MARKET VALUE										801,125									
Interior Floo	07	CORK/VTILE 50																														TOTAL MARKET OB/XF VALUE										53,414									
Interior Floo	14	CARPET 50																														TOTAL LAND VALUE - MARKET										770,000									
Ceiling	02	F.NOT SUS 100																														TOTAL MARKET VALUE										1,624,539									
Air Condition	06	ENG CENTRL 100																														SOH/AGL Deduction										295,774									
Heating Type	09	ENG F AIR 100																														ASSESSED VALUE										1,328,765									
Fixtures	14	14 100																														TOTAL EXEMPTION VALUE										07 1,328,765									
Frame	02	WOOD FRAME 100																														BASE TAXABLE VALUE										0									
Story Height		0 100																														TOTAL JUST VALUE										1,624,539									
RMS		20 100																														NCON VALUE										0									
Stories	1.	1. 100																														INCOME VALUE																			
Units		0 100																														PREVIOUS YEAR MKT VALUE										1,222,999									
Occupancy	00	NONE 100																																																	
Quality		03 Quality Level 03																																																	
DOR CODE		8200		FOREST, PARKS, REC																																															
MAP NUM				MKT AREA																09																															
NEIGHBORHOOD/LOC		9002.00																																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																														
BAS	4,245	100	2000	4,245	431,685																																														
FOP	25	30	2000	8	814																																														
FOP	30	30	2000	9	915																																														
FOP	96	30	2000	29	2,949																																														
FST	100	50	2000	50	5,085																																														
TOTALS		4,496				4,341	441,447																																												
EXTRA FEATURES				7247 BIG OAKS RD, BRYCEVILLE																BLD DATE		LGL DATE		05/27/2026		DC																									
																				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	0810	CONCRETE A	0	0	0	0	1,140.00	SF	6.50	6.50	100	2000	2000	3	75	5,558																																			
2	0801	ASPHALT A	0	0	0	0	14,219.00	SF	3.00	3.00	100	2000	2000	3	50	21,329																																			
3	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2000	2000	3	100	200																																			
4	0972	ST LGHT UN	0	0	0	0	8.00	UT	2,530.00	2,530.00	100	2000	2000	3	45	9,108																																			
5	0402	CONC BUMPE	0	0	0	0	8.00	UT	25.00	25.00	100	2000	2000	3	81	162																																			
6	0505	FLAGPOLE A	0	0	0	0	1.00	LF	50.00	50.00	100	2000	2000	3	20	10																																			
7	0812	CONCRETE C	0	0	0	0	2,340.00	SF	4.00	4.00	100	2001	2001	3	77	7,207																																			
8	0466	FNC GT 20'	0	0	0	0	2.00	UT	750.00	750.00	100	2001	2001	3	48	720																																			
9	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	20	700																																			
10	0430	CL FNC 6B	0	0	0	0	1,336.00	LF	9.70	9.70	100	2001	2001	3	48	6,220																																			
LAND DESCRIPTION										TOTAL OB/XF										51,214																															
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	DENSITY	DECL	FRZ	YR	CONSRV																											
1	008200	C	FOREST	0		GPU	0.00	0.00	70.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	770,000																																		

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