



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 70
Interior Floo	09	PINE WOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,472	100	1993	1,472	143,472
FST	96	55	1993	53	5,165
UOP	64	20	1993	13	1,267
UOP	810	20	1993	162	15,789
TOTALS	2,442			1,700	165,694

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	8	12	96.00	SF	20.10	20.10	
2	0681	POLE SHED	0	0	36	16	576.00	SF	15.00	15.00	
3	0681	POLE SHED	0	0	12	20	240.00	SF	15.00	15.00	
4	0752	USP	0	0	17	12	204.00	SF	15.00	15.00	
5	0681	POLE SHED	0	0	10	10	100.00	SF	15.00	15.00	
6	0681	POLE SHED	0	0	8	8	64.00	SF	15.00	15.00	
7	0681	POLE SHED	0	0	36	16	576.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	009900	C	ACREAGE NON-	0	0007	OR	0.00	0.00	70.00	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,700	114.6000	120.33	204,561	1987	1987	0	0	0	19.00	81.00	
1 SINGLE FAM 0% - 2024 Heated Area: 1472 HX Base Yr													
111 LIMOUSINE LN, BRYCEVILLE													
BLD DATE: 05/12/2026 MLU													

TOTAL OB/XF 7,888													
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
1	009900	C	ACREAGE NON-	0	0007	OR	0.00	0.00	70.00	AC		1.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		165,694	
TOTAL MARKET OB/XF VALUE		7,888	
TOTAL LAND VALUE - MARKET		770,000	
TOTAL MARKET VALUE		943,582	
SOH/AGL Deduction		157,831	
ASSESSED VALUE		785,751	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		785,751	
TOTAL JUST VALUE		943,582	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		714,319	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250012216	NEW RES AC	162,842	11/04/2025
E25282	ELEC OTHER	0	08/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2679/1924	11/17/2023	SW	Q	I	01	725,000	
GRANTOR: MASTERSON ROBERT E							
GRANTEE: ST MARY'S RIVER CON							
1747/1447	7/14/2011	WD	U	I	30	100	
GRANTOR: MASTERSON ROBERT E &							
GRANTEE: MASTERSON ROBERT E							

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

BUILDING DIMENSIONS											
UOP=[YR=1993] W9 BAS=[YR=1993] W33 UOP=[YR=1993] N4 W16 S4 FST=[YR=1993] S8 E12 N8 W12 \$ E16 \$ W4 S8 W12 S24 E49 N32 \$ S32 W49 S9 E58 N41 \$.											