



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	04	Quality Level 04
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	1,566	100	1993	1,566	245,111
FOP	32	30	1993	10	1,565
FST	96	55	1993	53	8,296
TOTALS	1,694			1,629	254,972

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
3	0680	POLE SHED	0 100	20	16	320.00	SF	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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	1,629	124.7715	173.43	282,517	1987	2005	0	0
1 SNGL FAM 100% - 2020 Heated Area: 1566 HX Base Yr 2020									

Map showing property boundaries and areas: BAS 1993 (main area), FST 1993 (small rectangular area), and FOP 1993 (small rectangular area). Dimensions are provided for various segments.

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

6815 CR 119, BRYCEVILLE									
05/12/2026 MLU									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					254,972				
TOTAL MARKET OB/XF VALUE					4,814				
TOTAL LAND VALUE - MARKET					68,000				
TOTAL MARKET VALUE					327,786				
SOH/AGL Deduction					106,771				
ASSESSED VALUE					221,015				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					169,604				
TOTAL JUST VALUE					327,786				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					320,669				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313625	REPAIR/RRF	0	09/01/2013
R002519	REPAIR/RRF	0	06/01/2000
3868	N/A	40,500	02/09/1987

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2318/1258	10/28/2019	WD	Q	I	02	242,000			
GRANTOR: FLEMING DIANNE LAVOND									
GRANTEE: MAYLON RICHARD JOSE									
1661/1262	2/03/2010	WD	U	I	30	100			
GRANTOR: WEST LAVONDA P									
GRANTEE: FLEMING DIANNE LAVO									
BUILDING NOTES									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W21 FST=[YR=1993] W8 S12 E8 N12\$ S12W8 N12 W31 S28 E36 FOP=[YR=1993] E8 N4 W8 S4\$ N4 E8 S4 E3 D2 R2 E5 U2 R2 E4N28\$.									