

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		30	VINYL 100		0800	02	1,144	116.6000	104.94	120,051	2022	2022	0	0	0	3.00	97.00	6											
Roof Structur		03	GABLE/HIP 100		2 M/H 94+ 100% - 2023										Heated Area: 1144 HX Base Yr 2023														
Roof Cover		03	COMP SHNGL 100		26 44 26 BAS 2022 44																								
Interior Wall		05	DRYWALL 100																										
Interior Floo		13	LVT/LAMNT 70																										
Interior Floo		14	CARPET 30																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			3 100																										
Bathrooms			2 100																										
Frame		02	WOOD FRAME 100																										
Stories		0	0 100																										
Units			0 100																										
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	1,144	100	2022	1,144	116,449																								
TOTALS		1,144		1,144	116,449																								
EXTRA FEATURES					6441 CR 119, BRYCEVILLE																								
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												
LAND DESCRIPTION										TOTAL OB/XF 0																			
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	000200	C	MBL HM SUB	100	0004	OR	0.00	0.00	1.68	AC		1.00	1.00	1.00	40,000.00	40,000.00	67,200												
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 1.68		Total Land Value: 67,200		Market: 0		Agricultural: 0		Common: 67,200		PRINTED 07/09/2026 BY SYS													

VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				116,449			
TOTAL MARKET OB/XF VALUE				0			
TOTAL LAND VALUE - MARKET				67,200			
TOTAL MARKET VALUE				183,649			
SOH/AGL Deduction				28,170			
ASSESSED VALUE				155,479			
TOTAL EXEMPTION VALUE				HX HB 51,411			
BASE TAXABLE VALUE				104,068			
TOTAL JUST VALUE				183,649			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				186,714			