



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	PAGE 1 of 1											
Exterior Wall	20	FACE BRICK 100	0900	01	2,948	94.6674	131.59	387,927	2001	2001	0	0	0	18.00	82.00											
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM 100% - 2002														Heated Area: 2447									
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2002									
Interior Wall	05	DRYWALL 100																								
Interior Floo	14	CARPET 70																								
Interior Floo	11	CLAY TILE 30																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		2.5 100																								
Frame	02	WOOD FRAME 100																								
Stories	2.	2. 100																								
Units	0	0 100																								
Occupancy	00	NONE 100																								
Quality			01	Quality Level 01																						
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	1,658	100	2001	1,658	178,904																					
FGR	671	55	2001	369	39,817																					
FOP	196	30	2001	59	6,366																					
FSP	182	40	2002	73	7,877																					
FUS	789	100	2001	789	85,137																					
TOTALS			3,496		2,948	318,100																				
EXTRA FEATURES						9386 CR 121, 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									
3	0510	GARAGE WD-	0	100	50	30	1,500.00	SF	35.00	35.00	100	2002	2002	3	28	14,700										
4	0351	CARPORT MT	0	100	50	12	600.00	SF	10.00	10.00	100	2002	2002	3	20	1,200										
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2002	2002	04	85	42,500										
7	0351	CARPORT MT	0	100	50	12	600.00	SF	10.00	10.00	100	2002	2002	3	20	1,200										
10	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2004	2004	3	30	1,500										
12	2701	QUONSET GD	0	100	34	20	680.00	SF	15.00	15.00	100	2015	2015	3	72	7,344										
14	0510	GARAGE WD-	0	100	40	18	720.00	SF	35.00	35.00	100	2016	2016	3	75	18,900										
TOTAL OB/XF 87,344																										
LAND DESCRIPTION																										
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									
1	000100	C	RES	100	0004	OR	0.00	0.00	5.08	AC		1.00	1.00	1.00	21,000.00	21,000.00	106,680									
REVIEW DATE 01/12/2023 BY WWX Total Acres: 5.08 Total Land Value: 106,680 Market: 0 Agricultural: 0 Common: 106,680 PRINTED 07/09/2026 BY SYS																										

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2161/1235	11/04/2017	QC	U	I	11	100
GRANTOR: COLLINS MARVIN F & WA						
GRANTEE: COLLINS WANDA W TRU						
2138/1276	5/19/2017	QC	U	I	11	100
GRANTOR: COLLINS MARVIN F & WA						
GRANTEE: COLLINS WANDA W TRU						

BUILDING DIMENSIONS

FGR=[YR=2001] W25 BAS=[YR=2001] N6 W11 FSP=[YR=2002] N6 W19 S6 E1 S4 E17 N4 E1 \$ W1 S4 W17 N4 W18 S12 W2 S13 E2 S3 FOP=[YR=2001] S13 E30 N3 W1 N2 W23 N8 W6 \$ E6 S8 E23 S2 E13 N2 E5 N3 E5 N6 W5 N21 \$ S21 E5 S6 E7 S2 E13 N29 \$ PTR= E10 FUS=[YR=2001] E4 N23 E13 S11 E24 S14 W24 N2 W6 S14 W11 N14 \$ W10 \$.