

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	25	MOD METAL 100	6500	01	1,020	57.1320	22.28	22,726	2021	2021	0	0	0	4.00	96.00	VALUATION BY STANDARD													
Roof Structure	03	GABLE/HIP 100	2 GARAGE RES 0% - 2023										Heated Area: 900					HX Base Yr					Tax Group: 6 Tax Dist:						
Roof Cover	12	MODULAR MT 100	1030 UCP2021 30 30 30 30 10 30 30 30 10 30 30 30 10 30 30 30 10 30 30 30 10 30 30 30										BUILDING MARKET VALUE					303,907											
Interior Wall		N/A 100											TOTAL MARKET OB/XF VALUE					0											
Interior Floor	03	CONC FINSH 100											TOTAL LAND VALUE - MARKET					92,480											
Air Condition	99	N/A 100											TOTAL MARKET VALUE					338,819											
Heating Type		N/A 100											SOH/AGL Deduction					0											
Bedrooms		0 100											ASSESSED VALUE					338,819											
Bathrooms		0 100											TOTAL EXEMPTION VALUE					0											
Frame	05	STEEL 100											BASE TAXABLE VALUE					338,819											
Stories	0	0 100											TOTAL JUST VALUE					396,387											
Units		0 100											NCON VALUE					0											
Occupancy	00	NONE 100											INCOME VALUE																
													PREVIOUS YEAR MKT VALUE					418,945											
Quality			06	Quality Level 06																									
DOR CODE			5000	IMPROVED AG																									
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	900	100	2021	900	19,250																								
UCP	300	20	2021	60	1,284																								
UCP	300	20	2021	60	1,284																								
TOTALS			1,500			1,020	21,817																						
EXTRA FEATURES			3103 CR 121, BRYCEVILLE													BLD DATE		LGL DATE		05/12/2026		MLU							
																XF DATE		LAND DATE		11/22/2024		KBA							
																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												