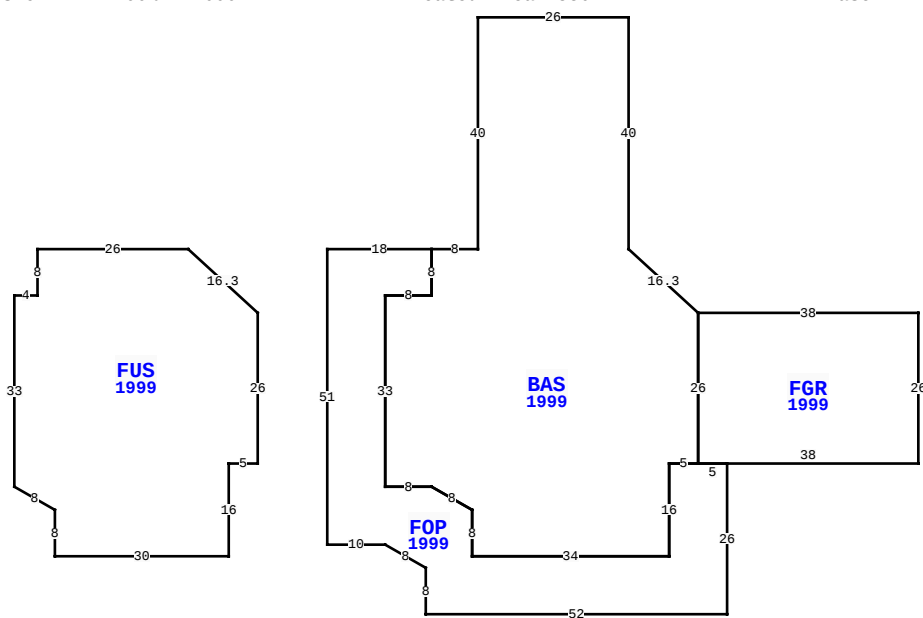


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY								
Exterior Wall	31	HARDIE BRD 100				0900	01	6,473	88.9200	123.60	800,063	1999	1999	0	0	0	12.75	87.25	VALUATION BY STANDARD							
Roof Structur	03	GABLE/HIP 100				1 SNGL FAM 100% - 2000													Heated Area: 5504 HX Base Yr 2000							
Roof Cover	03	COMP SHNGL 100																	Tax Group: 6 Tax Dist:							
Interior Wall	05	DRYWALL 100																	BUILDING MARKET VALUE 698,055							
Interior Floo	14	CARPET 80																	TOTAL MARKET OB/XF VALUE 95,133							
Interior Floo	09	PINE WOOD 20																	TOTAL LAND VALUE - MARKET 440,000							
Air Condition	03	CENTRAL 100																	TOTAL MARKET VALUE 818,743							
Heating Type	04	AIR DUCTED 100																	SOH/AGL Deduction 361,824							
Bedrooms		4 100																	ASSESSED VALUE 456,919							
Bathrooms		4 100																	TOTAL EXEMPTION VALUE HX HB 51,411							
Frame	02	WOOD FRAME 100																	BASE TAXABLE VALUE 405,508							
Stories		2. 2. 100																	TOTAL JUST VALUE 1,233,188							
Units		0 100				NCON VALUE 0																				
Occupancy	00	NONE 100				INCOME VALUE																				
Quality		01		Quality Level 01		PREVIOUS YEAR MKT VALUE 1,149,199																				
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	3,526	100	1999	3,526	380,248																					
FGR	988	55	1999	543	58,558																					
FOP	1,420	30	1999	426	45,941																					
FUS	1,978	100	1999	1,978	213,310																					
TOTALS		7,912		6,473		698,055																				
EXTRA FEATURES						9054 REIDY BRANCH LN, BRYCEVILLE										BLD DATE				LGL DATE		05/12/2026		MLU		
																XF DATE				LAND DATE		11/21/2024		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										
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	80	2,800											
3	0510	GARAGE WD-	0 100	50	50	2,500.00	SF	35.00	35.00	100	1999	1999	3	25	21,875											
4	0510	GARAGE WD-	0 100	30	60	1,800.00	SF	35.00	35.00	100	1999	1999	3	25	15,750											
6	0351	CARPOT MT	0 100	50	10	500.00	SF	10.00	10.00	100	1999	1999	3	20	1,000											
7	0350	CARPOT WD	0 100	60	15	900.00	SF	13.00	13.00	100	2007	2007	3	24	2,808											
8	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	2002	2002	04	85	42,500											
12	0525	GAZEBO	0 100	0	0	1.00	UT	15,000.00	15,000.00	100	2007	2007	3	40	6,000											
13	0600	SUMMER KIT	0 100	0	0	2.00	UT	5,000.00	5,000.00	100	2007	2007	3	24	2,400											
LAND DESCRIPTION						TOTAL OB/XF										95,133										
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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000									
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	29.00	AC		1.00	1.00	1.00	395.00	395.00	11,455									
3	006005	A	PASTURE - GR	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	370.00	370.00	2,960									
4	005970	A	AGRICULTURAL	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	70.00	70.00	140									
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	39.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	429,000									
REVIEW DATE		06/02/2023		BY	WWA		Total Acres: 40.00		Total Land Value: 25,555		Market: 429,000		Agricultural: 14,555		Common: 11,000		PRINTED 07/09/2026 BY SYS									