

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

03

CONC BLOCK 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

01

MINIMUM 100

Interior Wall

05

DRYWALL 80

Interior Wall

04

PLYWOOD 20

Interior Floo

12

HARDWOOD 70

Interior Floo

13

LVT/LAMNT 30

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3

100

Bathrooms

2

100

Frame Stories Units

02

WOOD FRAME 100

1.

1.

100

0

0

100

BUD8 Adjustme Occupancy

06

DIST 1D 100

00

NONE

100

Quality

01

Quality Level 01

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

08

NEIGHBORHOOD/LOC

8001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,380

100

1993

1,380

27,962

FOP

108

30

1993

32

648

PTO

636

5

1993

32

648

USP

144

30

2005

43

871

UST

104

45

1993

47

952

TOTALS

2,372

1,534

31,082

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

PD

NORM

% COND

0100

01

1,534

96.4818

101.31

155,410

1973

1973

0

0

20

27.00

20.00

1 SINGLE FAM

0%

- 2025

Heated Area: 1380

HX Base Yr

53

12

12

53

8

8

13

20

6

41

12

12

12

12

28

PTO

1993

UST

1993

FOP

1993

USP

2005

BAS

1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/08/2026

MLU

EXTRA FEATURES

13559 RAULERSON RD, 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

1

000100

C

RES

0

0005

OR

0.00

0.00

3.00

AC

1.00

1.00

1.00

28,000.00

28,000.00

84,000

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

000100

C

RES

0

0005

OR

0.00

0.00

3.00

AC

1.00

1.00

1.00

28,000.00

28,000.00

84,000

REVIEW DATE

05/23/2024

BY

WW

Total Acres: 3.00

Total Land Value: 84,000

Market: 0

Agricultural: 0

Common: 84,000

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NASSAU COUNTY PROPERTY

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6

VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

31,082

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

84,000

TOTAL MARKET VALUE

115,082

SOH/AGL Deduction

0

ASSESSED VALUE

115,082

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

115,082

TOTAL JUST VALUE

115,082

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

157,274

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / U

V / I

RSN CD

SALE PRICE

2713/1393

5/23/2024

QC

U

I

11

100

GRANTOR: MCKINNON WANDA

GRANTEE: SIKES JONNIE SUE

2711/1283

5/03/2024

WD

U

I

16

74,000

GRANTOR: MCKINNON WANDA

GRANTEE: COATES VIRGINIA FAY

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W53 S12 UST=[YR=1993] S8 BAS=[YR=1993] S20
FOP=[YR=1993] S6 E18 N6 W18\$ E41USP=[YR=2005] S12 E12 N12
W12\$ E12 N28 W40 S8 W13\$ E13 N8W13\$ E53 N12\$.