



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	05	AVERAGE 70	0100	01	2,042	122.7303	110.76	226,172	1992	1992	0	0	0	17.08	82.92	VALUATION BY STANDARD																									
Exterior Wall	20	FACE BRICK 30	1 SINGLE FAM - 100% - 2011													Heated Area: 1728													HX Base Yr 2011												
Roof Structure	03	GABLE/HIP 100																																							
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floor	14	CARPET 70																																							
Interior Floor	08	SHT VINYL 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	1.	1. 100																																							
Units	0	100																																							
BUD8 Adjustme	06	DIST 1D 100																																							
Occupancy	00	NONE 100																																							
Quality	06	Quality Level 06																																							
DOR CODE	0100	SINGLE FAMILY																																							
MAP NUM	MKT AREA		09																																						
NEIGHBORHOOD/LOC	9001.00																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,728	100	1,728	158,703																																					
FGR	462	55	254	23,328																																					
FOP	21	30	6	551																																					
FOP	180	30	54	4,959																																					
TOTALS	2,391		2,042	187,542																																					
EXTRA FEATURES					3020 EASTWOOD DR, 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																								
2	0200	BARN WD 0-	0	100	40	36	1,440.00	SF	20.00	20.00	100	1986	1986	3	20	5,760																									
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590																									
5	0810	CONCRETE A	0	100	0	0	538.00	SF	6.50	6.50	100	1992	1992	3	66	2,308																									
6	1242	WD DECK A	0	100	0	0	1,311.00	SF	10.00	10.00	100	2004	2004	3	24	3,146																									
7	0820	WOOD WALK	0	100	20	13	260.00	SF	11.75	11.75	100	2004	2004	3	40	1,222																									
8	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	100	2005	2005	3	44	11,088																									
9	0350	CARPORT WD	0	100	24	20	480.00	SF	13.00	13.00	100	2005	2005	3	27	1,685																									
10	0681	POLE SHED	0	100	30	9	270.00	SF	15.00	15.00	100	2006	2006	3	48	1,944																									
11	0510	GARAGE WD-	0	100	36	16	576.00	SF	28.00	28.00	100	1986	1986	3	20	3,226																									
LAND DESCRIPTION					TOTAL OB/XF															32,969																					
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	4.68	AC		1.00	1.00	1.00	25,000.00	25,000.00	117,000																								
REVIEW DATE 08/21/2019 BY TWA Total Acres: 4.68 Total Land Value: 117,000 Market: 0 Agricultural: 0 Common: 117,000 PRINTED 08/02/2023 BY SYS																																									