



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms	2 100	
Bathrooms	1 100	
Frame	02	WOOD FRAME 100
Stories	1. 1. 100	
Units	0 100	
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,372	100	1,372	104,031
UOP	160	20	32	2,427
USP	300	30	90	6,824

TOTALS	1,832		1,494	113,282
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	
2	0936	SEPTC TANK	0	0	0	0	2.00	UT	6,000.00	6,000.00	
3	0937	WELL	0	0	0	0	3.00	UT	6,000.00	6,000.00	
4	1242	WD DECK A	0	0	0	0	288.00	SF	10.00	10.00	
5	0810	CONCRETE A	0	100	17	16	272.00	SF	6.50	6.50	
6	0940	SHEDS/PORT	0	0	12	8	96.00	SF	22.20	22.20	
7	0937	WELL	0	0	0	0	2.00	UT	6,000.00	6,000.00	
8	0936	SEPTC TANK	0	0	0	0	2.00	UT	6,000.00	6,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	4.10	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,494	104.0400	93.90	140,287	1973	1974	0	0	0	19.25	80.75	
1 SINGLE FAM - 100% - 0 Heated Area: 1372 HX Base Yr													
2860 EASTWOOD DR, BRYCEVILLE													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023
INC DATE		AG DATE	MLU

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	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1990	1990	3	20	4,032	
2	0936	SEPTC TANK	0	0	0	0	2.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	12,000	
3	0937	WELL	0	0	0	0	3.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	18,000	
4	1242	WD DECK A	0	0	0	0	288.00	SF	10.00	10.00	100	1995	1995	3	20	576	
5	0810	CONCRETE A	0	100	17	16	272.00	SF	6.50	6.50	100	2003	2003	3	84	1,485	
6	0940	SHEDS/PORT	0	0	12	8	96.00	SF	22.20	22.20	100	1996	1996	3	20	426	
7	0937	WELL	0	0	0	0	2.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	12,000	
8	0936	SEPTC TANK	0	0	0	0	2.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	12,000	

TOTAL OB/XF													
60,519													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		113,282	
TOTAL MARKET OB/XF VALUE		60,519	
TOTAL LAND VALUE - MARKET		102,500	
TOTAL MARKET VALUE		276,301	
SOH/AGL Deduction		146,915	
ASSESSED VALUE		129,386	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		74,386	
TOTAL JUST VALUE		276,301	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		205,050	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0151438	NEW CONSTR	0	12/01/2001
3678	MH MOVE-ON	0	11/01/2001
MH002958	MH MOVE-ON	0	03/01/2000
M993522	H/AC	0	01/01/1999
9003	MH MOVE-ON	2,500	08/14/1992
6545	XFOB	9,792	06/19/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2276/1209	5/21/2019	WD U	I	11		100
GRANTOR: HUNTER SHIRLEY A						
GRANTEE: HUNTER SHIRLEY & MA						
0294/0577	7/01/1979	WD U	I			4,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES											
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BUILDING DIMENSIONS											
USP=[YR=2010] W25 S12 BAS=[YR=1993] S9 W12 S31 E17 UOP=[YR=2010] S10 E16 N10 W16 \$ E20 N40 W25 \$ E25 N12 \$.											