



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	15	CONC BLOCK 100	0100	01	1,465	113.6280	102.55	150,236	1976	1976	0	0	23.00	77.00											
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2020													Heated Area: 1279 HX Base Yr 2020									
Roof Cover	03	COMP SHNGL 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 80																							
Interior Floo	05	ASPH TILE 20																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2 100																							
Frame	03	MASONRY 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	1,279	100	1,279	100,994																					
FGR	288	55	158	12,476																					
FOP	93	30	28	2,211																					
TOTALS			1,660	1,465	115,682																				
EXTRA FEATURES					2788 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								
1	0811	CONCRETE B	0	100	0	0	560.00	SF	5.20	5.20	100	1980	1980	3	35	1,019									
2	0205	BARN MTL 3	0	100	20	40	800.00	SF	12.00	12.00	100	1982	1982	3	20	1,920									
4	0200	BARN WD 0-	0	100	24	30	720.00	SF	15.00	15.00	100	1977	1977	3	20	2,160									
7	0680	POLE SHED	0	100	16	40	640.00	SF	10.00	10.00	100	1985	1985	3	20	1,280									
8	0479	VF PICKET	0	100	0	0	86.00	LF	10.00	10.00	100	2000	2000	3	55	473									
9	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	55	165									
LAND DESCRIPTION																									
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	4.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	100,000								
REVIEW DATE 03/30/2020 BY TWA Total Acres: 4.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																									