



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	20	FACE BRICK 100	0100	01	2,294	105.8400	95.52	219,123	1975	1989	0	0	24.15	75.85	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 2225									
Roof Cover	12	MODULAR MT 100														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 70																							
Interior Floo	08	SHT VINYL 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2 100																							
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	794	100	794	57,527																					
BAS	136	100	136	9,854																					
BAS	1,295	100	1,295	93,825																					
FOP	124	30	37	2,681																					
UST	72	45	32	2,319																					
TOTALS			2,421	2,294	166,205																				
EXTRA FEATURES					2458 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									
3	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	1980	1980	3	20	864										
4	0940	SHEDS/PORT	0 100	12	10	120.00	SF	13.20	13.20	100	1980	1980	3	20	317										
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695										
10	0510	GARAGE WD-	0 100	16	28	448.00	SF	35.00	35.00	100	1991	1991	3	20	3,136										
11	0350	CARPORT WD	0 100	9	28	252.00	SF	13.00	13.00	100	1993	1993	3	20	655										
12	0350	CARPORT WD	0 100	13	28	364.00	SF	13.00	13.00	100	1994	1994	3	20	946										
13	0350	CARPORT WD	0 100	12	38	456.00	SF	8.58	8.58	100	1993	1993	3	20	782										
14	0940	SHEDS/PORT	0 100	8	6	48.00	SF	30.00	30.00	100	1995	1995	3	20	288										
15	0810	CONCRETE A	0 100	0	0	364.00	SF	6.50	6.50	100	2000	2000	3	80	1,893										
16	0810	CONCRETE A	0 100	65	2	130.00	SF	6.50	6.50	100	1980	1980	3	35	296										
LAND DESCRIPTION					TOTAL OB/XF 11,872																				
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	4.41	AC		1.00	1.00	1.00	25,000.00	25,000.00	110,250								
REVIEW DATE 08/02/2021 BY TWA Total Acres: 4.41 Total Land Value: 110,250 Market: 0 Agricultural: 0 Common: 110,250 PRINTED 08/02/2023 BY SYS																									