

COLLINS LARRY G & RUTH A
3134 EASTWOOD DR
BRYCEVILLE, FL 32009

04-1S-23-0000-0009-0130

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										6	
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		05		AVERAGE 100		0100		01		1,244		111.3000		105.74		131,541		1973		1973		0		0		0		19.75		80.25		VALUATION BY					STANDARD				
Roof Structure		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2006																								Tax Group: 6					Tax Dist:				
Roof Cover		12		MODULAR MT 100																												BUILDING MARKET VALUE					105,562				
Interior Wall		04		PLYWOOD 50																												TOTAL MARKET OB/XF VALUE					5,807				
Interior Wall		05		DRYWALL 50																												TOTAL LAND VALUE - MARKET					88,250				
Interior Floor		14		CARPET 100																												TOTAL MARKET VALUE					199,619				
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					106,303				
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					93,316				
Bedrooms				2 100																												TOTAL EXEMPTION VALUE					HX HB 50,000				
Bathrooms				1 100																												BASE TAXABLE VALUE					43,316				
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE					199,619				
Stories		1.		1. 100																												NCON VALUE					0				
Units				0 100																												INCOME VALUE									
BUD8 Adjustme		06		DIST 1D 100																												PREVIOUS YEAR MKT VALUE					195,064				
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		1,040		100		1,040		88,251																																	
FOP		120		30		36		3,055																																	
FSP		288		40		115		9,758																																	
FST		96		55		53		4,497																																	
TOTALS		1,544				1,244		105,562																																	
EXTRA FEATURES																																									
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		0200		BARN WD 0-		0 100		32 20		640.00		SF		20.00		20.00		100		1995		1995		3		23		2,944													
2		0510		GARAGE WD-		0 100		24 12		288.00		SF		24.85		24.85		100		2005		2005		3		40		2,863													