



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	109,164
UOP	160	20	32	2,546
USP	300	30	90	7,161

TOTALS	1,832		1,494	118,872
--------	-------	--	-------	---------

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	D T
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	4.10	AC	

REVIEW DATE	01/14/2021	BY	WWA
-------------	------------	----	-----

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	98.84	147,667	1973	1974	0	0	0 19.50	80.50
1 SINGLE FAM - 100% - 0 Heated Area: 1372 HX Base Yr											
2860 EASTWOOD DR, BRYCEVILLE											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/16/2023 MLU											

TOTAL OB/XF											
60,501											

TOTAL OB/XF											
60,501											

Total Acres:	4.10	Total Land Value:	102,500	Market:	0	Agricultural:	0	Common:	102,500
--------------	------	-------------------	---------	---------	---	---------------	---	---------	---------

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		118,872	
TOTAL MARKET OB/XF VALUE		60,501	
TOTAL LAND VALUE - MARKET		102,500	
TOTAL MARKET VALUE		281,873	
SOH/AGL Deduction		145,749	
ASSESSED VALUE		136,124	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		81,124	
TOTAL JUST VALUE		281,873	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		276,301	

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
2276/1209	5/21/2019	WD U	I	11	
GRANTOR: HUNTER SHIRLEY A					
GRANTEE: HUNTER SHIRLEY & MA					
0294/0577	7/01/1979	WD U	I		4,000
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

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 \$.											