



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT 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 12 CEDAR 90										0900 01 2,297 107.6040 134.50 308,946 1989 1994 0 0 0 14.50 85.50										VALUATION BY STANDARD									
Exterior Wall 21 STONE 10										1 SNGL FAM - 100% - 0 Heated Area: 2216 HX Base Yr										Tax Group: 6 Tax Dist:									
Roof Structur 03 GABLE/HIP 100																				BUILDING MARKET VALUE 345,968									
Roof Cover 12 MODULAR MT 100																				TOTAL MARKET OB/XF VALUE 111,143									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 100,000									
Interior Floo 11 CLAY TILE 80																				TOTAL MARKET VALUE 557,111									
Interior Floo 14 CARPET 20																				SOH/AGL Deduction 253,412									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 303,699									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 253,699									
Bathrooms 2 100																				TOTAL JUST VALUE 557,111									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 550,862									
BUD8 Adjustme 06 DIST 1D 100																													
Occupancy 00 NONE 100																													
Quality 01 Quality Level 01																													
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 2,216 100 2,216 254,834																													
DCK 258 10 26 2,990																													
FOP 160 30 48 5,520																													
UOP 35 20 7 805																													
TOTALS 2,669 2,297 264,149																													
EXTRA FEATURES										2662 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										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/16/2023 MLU																			
1 0504 FP-ELECTRI 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 1989 1989 3 66 1,320																													
2 0511 GARAGE CB- 0 100 36 24 864.00 SF 40.00 40.00 100 1989 1989 3 57 19,699																													
3 0811 CONCRETE B 0 100 0 0 924.00 SF 5.20 5.20 100 1989 1989 3 57 2,739																													
4 0681 POLE SHED 0 100 20 19 380.00 SF 15.00 15.00 100 2000 2000 3 28 1,596																													
5 0861 POOL GUNIT 0 100 48 24 1,152.00 SF 85.00 85.00 100 2012 2012 3 68 66,586																													
6 0845 KOOL DECK 0 100 0 0 2,848.00 SF 7.25 7.25 100 2012 2012 3 93 19,203																													
LAND DESCRIPTION										TOTAL OB/XF 111,143																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 000100 C SFR 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 08/20/2019 BY TWA										Total Acres: 4.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000										PRINTED 08/06/2024 BY SYS									

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