

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMENT		CD	MOD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD																	
Exterior Wall		25	MOD METAL 100		0820	02	792	87.4000	74.29	58,838	1973	1973	0	0	0	70.00	30.00	VALUATION BY																
Roof Structure		03	GABLE/HIP 100		1 M/H 93- 100% - 2024										Heated Area: 732										HX Base Yr 2024									
Roof Cover		01	MINIMUM 100												Tax Group: 6										Tax Dist:									
Interior Wall		04	PLYWOOD 100												BUILDING MARKET VALUE										17,651									
Interior Floor		08	SHT VINYL 90												TOTAL MARKET OB/XF VALUE										0									
Interior Floor		14	CARPET 10												TOTAL LAND VALUE - MARKET										138,600									
Air Condition		01	NONE 100												TOTAL MARKET VALUE										156,251									
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction										8,369									
Bedrooms			2 100		ASSESSED VALUE										147,882																			
Bathrooms			2 100		TOTAL EXEMPTION VALUE										HX HB WX 56,411																			
Frame		02	WOOD FRAME 100		BASE TAXABLE VALUE										91,471																			
Stories		1.	1. 100		TOTAL JUST VALUE										156,251																			
Units			0 100		NCON VALUE										0																			
					INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE										145,313																			
Quality		03	Quality Level 03																															
DOR CODE		0200	MOBILE HOME																															
MAP NUM			MKT AREA												09																			
NEIGHBORHOOD/LOC		9001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	732	100	1993	732	16,314																													
USP	120	50	2010	60	1,337																													
TOTALS		852			792	17,651																												
EXTRA FEATURES					2853 EASTWOOD DR, BRYCEVILLE										BLD DATE					LGL DATE					05/12/2026					MLU				
															XF DATE					LAND DATE														
															INC DATE					AG DATE														
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																		