



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
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	1,319	100	1993	1,319	156,976
FGR	462	55	1993	254	30,229
FOP	126	30	1993	38	4,522
FST	110	55	1993	60	7,140
TOTALS	2,017			1,671	198,868

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0501	FP-AVERAGE	0 100	0	0	1.00	UT	5,000.00	5,000.00
3	0510	GARAGE WD-	0 100	20	18	360.00	SF	28.00	28.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	OR	0.00	0.00	5.70

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,671	128.8000	135.24	225,986	1989	2009	0	0	0 12.00	88.00	
1 SINGLE FAM 100% - 2025 Heated Area: 1319 HX Base Yr 2025												
2901 EASTWOOD DR, BRYCEVILLE												

TOTAL OB/XF												
5,116												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/12/2026 MLU												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			198,868
TOTAL MARKET OB/XF VALUE			5,116
TOTAL LAND VALUE - MARKET			119,700
TOTAL MARKET VALUE			323,684
SOH/AGL Deduction			5,944
ASSESSED VALUE			317,740
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			266,329
TOTAL JUST VALUE			323,684
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			309,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3103	H/AC	3,200	08/04/1989
5824	NEW CONSTR	50,377	06/20/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2728/1191	7/29/2024	WD	Q	I	01	375,000
GRANTOR: DRIVER PERRY D & PATR						
GRANTEE: OATES DERRICK R SR						
1884/0019	9/25/2013	SW	U	I	16	100
GRANTOR: SITTIG SANDRA LEA BAR						
GRANTEE: DRIVER PERRY D & PA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FST=[YR=1993] W11 BAS=[YR=1993] W50 S31 E18 FOP=[YR=1993] S6E21 N6 FGR=[YR=1993] E22 N21 W22 S21\$ W21\$ E21 N21 E11 N10\$ S10 E11 N10\$.									