



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																							
Exterior Wall	05	AVERAGE 100	0100	01	1,563	116.7900	122.63	191,671	2000	2000	0	0	0	12.25	87.75	VALUATION SUMMARY																						
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2007												Heated Area: 1500												HX Base Yr 2007											
Roof Cover	12	MODULAR MT 100	50 30 36 14 21 10 21 10 BAS 2000 FOP 2000												VALUATION BY												STANDARD											
Interior Wall	05	DRYWALL 100													Tax Group: 6												Tax Dist:											
Interior Floo	11	CLAY TILE 50													BUILDING MARKET VALUE												168,191											
Interior Floo	14	CARPET 50													TOTAL MARKET OB/XF VALUE												2,087											
Air Condition	03	CENTRAL 100													TOTAL LAND VALUE - MARKET												40,000											
Heating Type	04	AIR DUCTED 100													TOTAL MARKET VALUE												210,278											
Bedrooms	2	100													SOH/AGL Deduction												101,372											
Bathrooms	2	100													ASSESSED VALUE												108,906											
Frame	02	WOOD FRAME 100													TOTAL EXEMPTION VALUE												HX HB 51,411											
Stories	1.	1. 100													BASE TAXABLE VALUE												57,495											
Units	0	100	TOTAL JUST VALUE												210,278																							
BUD8 Adjustme	06	DIST 1D 100	NCON VALUE												0																							
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE 208,207																							
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	1,500	100	2000	1,500	161,412																																	
FOP	210	30	2000	63	6,780																																	
TOTALS 1,710 1,563 168,191																																						
EXTRA FEATURES																		2474 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																							
1	0940	SHEDS/PORT	0 100	10 12	120.00	SF	21.30	21.30	100	1995	1995	3	20	511																								
2	0681	POLE SHED	0 100	14 12	168.00	SF	15.00	15.00	100	2001	2001	3	27	680																								
3	1242	WD DECK A	0 100	28 16	448.00	SF	10.00	10.00	100	2001	2001	3	20	896																								
LAND DESCRIPTION																		TOTAL OB/XF 2,087																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
1	000100	C	RES	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000																					
REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS																																						