IN OR 1901/1122
R277994 & R277995

COTHREN SCOTT E
6387 CHURCH AVE
BRYCEVILLE, FL 32009

2023

30-1S-24-0000-0008-0010

BUILDING CHARACTERISTICS

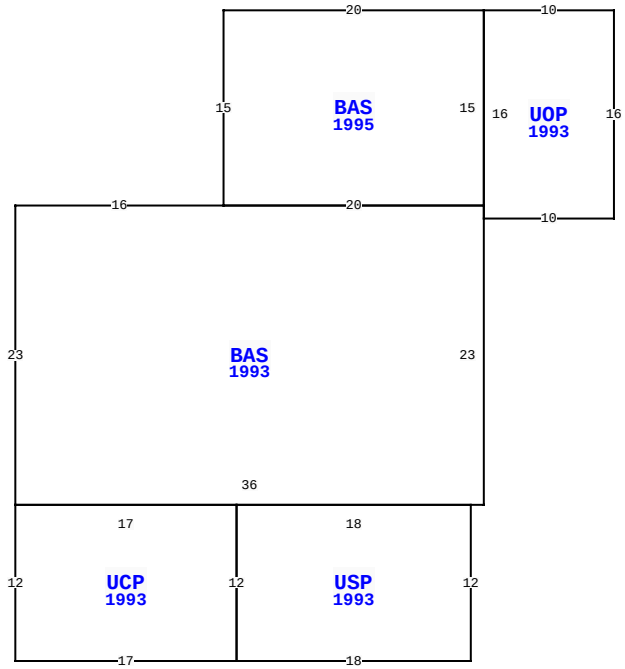
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	828	100	828	16,906
BAS	300	100	300	6,125
UCP	204	20	41	837
UOP	160	25	40	817
USP	216	50	108	2,205
TOTALS	1,708		1,317	26,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,317	104.7000	68.06	89,635	1981	1981	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2015 Heated Area: 1128 HX Base Yr 2015



6387 CHURCH AVE, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		26,890
TOTAL MARKET OB/XF VALUE		22,406
TOTAL LAND VALUE - MARKET		38,700
TOTAL MARKET VALUE		87,996
SOH/AGL Deduction		40,014
ASSESSED VALUE		47,982
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,982
TOTAL JUST VALUE		87,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		67,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952342	GARAGE	10,608	11/20/1995
B94935	ADDITION	11,000	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1901/1122	1/29/2014	WD	Q	I	01	50,000
GRANTOR: MIXSON JAMES M & PATR						
GRANTEE: COTHREN SCOTT E						
1297/1308	2/24/2005	WD	Q	I		65,500
GRANTOR: DONAROMA LOUIS W						
GRANTEE: MIXSON JAMES M & PA						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W10 BAS=[YR=1995] W20 S15 BAS=[YR=1993] W16 S23 UCP=[YR=1993] S12 E17 USP=[YR=1993] E18 N12 W18 S12 $ N12 W17 $ E36 N23 W20 $ E20 N15 $ S16 E10 N16 $.

EXTRA FEATURES

LN	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
2	0511	GARAGE CB-	0	100	24	26	624.00	SF	40.00	40.00	100	1996	1996	3	73	18,221	
3	0811	CONCRETE B	0	100	0	0	554.00	SF	5.20	5.20	100	2000	2000	3	80	2,305	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	94	1,880	

LAND DESCRIPTION

TOTAL OB/XF 22,406

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100	0006	RS-2	140.00	400.00	1.29	AC		1.00	1.00	1.00	30,000.00	30,000.00	38,700							

REVIEW DATE 07/23/2019 BY TWA Total Acres: 1.29 Total Land Value: 38,700 Market: 0 Agricultural: 0 Common: 38,700 PRINTED 08/02/2023 BY SYS