IN OR 550/1023
R359675 & R359676
EX 1-9

KRUSE WILLIAM
6467 CHURCH AVE
BRYCEVILLE, FL 32009

2023

30-1S-24-0000-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

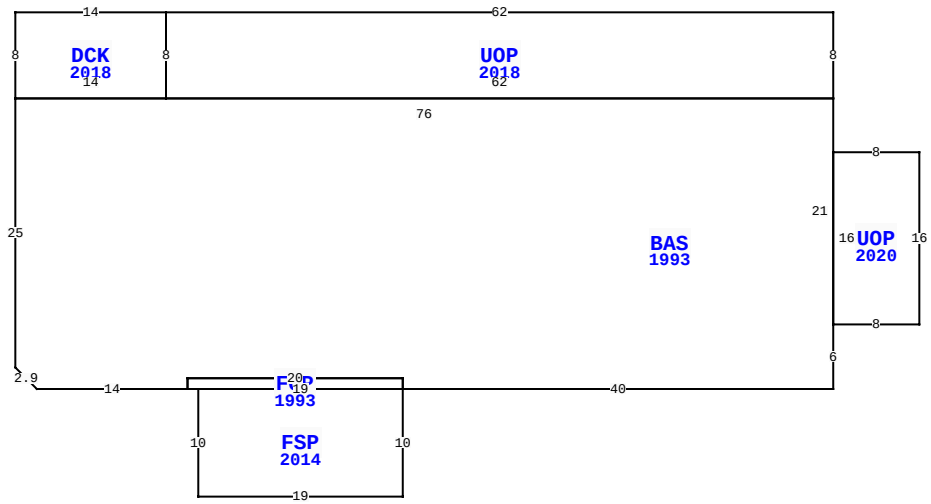
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,030	100	2,030	46,552
DCK	112	15	17	390
FOP	20	30	6	138
FSP	190	60	114	2,614
UOP	496	25	124	2,844
UOP	128	25	32	734
TOTALS	2,976		2,323	53,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,323	117.6000	76.44	177,570	1988	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 2030 HX Base Yr



6467 CHURCH AVE, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		53,271
TOTAL MARKET OB/XF VALUE		29,490
TOTAL LAND VALUE - MARKET		37,200
TOTAL MARKET VALUE		119,961
SOH/AGL Deduction		62,809
ASSESSED VALUE		57,152
TOTAL EXEMPTION VALUE	HX HB WR	37,152
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		119,961
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429521	GARAGE	36,036	10/01/2014
7544	MH MOVE-ON	54,000	11/07/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0550/1023	8/23/1988	WD	U	I		26,000
GRANTOR: LALLEMENT ONIE RUTH						
GRANTEE: KRUSE WILLIAM						
0542/0789	5/06/1988	QC	U	I	01	100
GRANTOR: LALLEMENT JOSEPH						
GRANTEE: LALLEMENT ONIE R						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2018] W62 DCK=[YR=2018] W14 S8 BAS=[YR=1993] S25 R2 D2 E14 FOP=[YR=1993] E1 FSP=[YR=2014] S10 E19 N10 W19$ E19 N1 W20 S1$ N1 E20 S1 E40 N6 UOP=[YR=2020] E8 N16 W8 S16$ N21 W76$ E14 N8$ S8 E62N8 $.

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
1	0820	WOOD WALK	0	100	0	0	624.00	SF	4.70	4.70	100	2015	2015	3	58	1,701	
2	0350	CARPORT WD	0	100	28	24	672.00	SF	8.45	8.45	100	2015	2015	3	74	4,202	
4	0510	GARAGE WD-	0	100	24	36	864.00	SF	35.00	35.00	100	2014	2014	3	78	23,587	

LAND DESCRIPTION

TOTAL OB/XF 29,490

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	000115	C	SFR ACRES	100	0006	RS-2	0.00	0.00	1.24	AC		1.00	1.00	1.00	30,000.00	30,000.00	37,200							

REVIEW DATE 08/20/2020 BY TWA Total Acres: 1.24 Total Land Value: 37,200 Market: 0 Agricultural: 0 Common: 37,200 PRINTED 08/02/2023 BY SYS