IN OR 431 PG 431

HICKS JAMES A JR & MARLENE F
6653 CHURCH AVE
BRYCEVILLE, FL 32009

2023

30-1S-24-0000-0014-0020

BUILDING CHARACTERISTICS

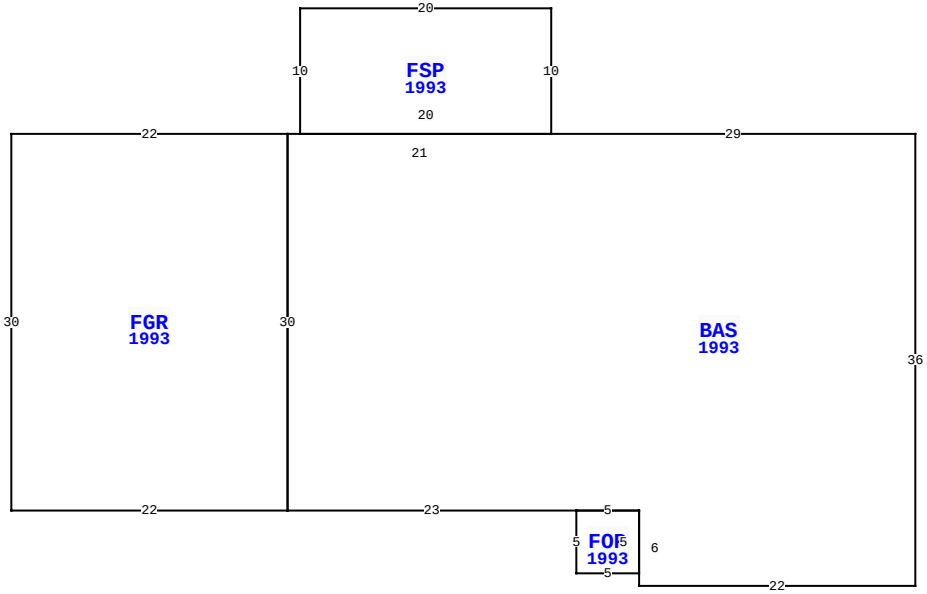
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	1,632	128,581
FGR	660	55	363	28,600
FOP	25	30	8	630
FSP	200	40	80	6,303
TOTALS	2,517		2,083	164,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,083	104.8600	94.64	197,135	1984	1984	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 0 Heated Area: 1632 HX Base Yr



6653 CHURCH AVE, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		164,115
TOTAL MARKET OB/XF VALUE		2,045
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		196,160
SOH/AGL Deduction		90,456
ASSESSED VALUE		105,704
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		55,704
TOTAL JUST VALUE		196,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0431/0431	8/01/1984	FS	U	V		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 FSP=[YR=1993] N10 W20 S10 E20$ W21
FGR=[YR=1993] W22 S30 E22 N30 $ S30 E23 FOP=[YR=1993] S5 E5
N5 W5 $ E5 S6 E22 N36 $.

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	0810	CONCRETE A	0	100	17	10	170.00	SF	6.50	6.50	100	1985	1985	3	49.5	547	
2	0350	CARPORT WD	0	100	24	24	576.00	SF	13.00	13.00	100	1990	1990	3	20	1,498	

LAND DESCRIPTION

TOTAL OB/XF 2,045

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	0005	RS-2	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 09/14/2017 BY TW Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS