IN OR 2486/171
EX OR 94/374

BOLES LAURA M & ELVIN JR
6344 CHURCH AVE
BRYCEVILLE, FL 32009

2023

30-1S-24-0000-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

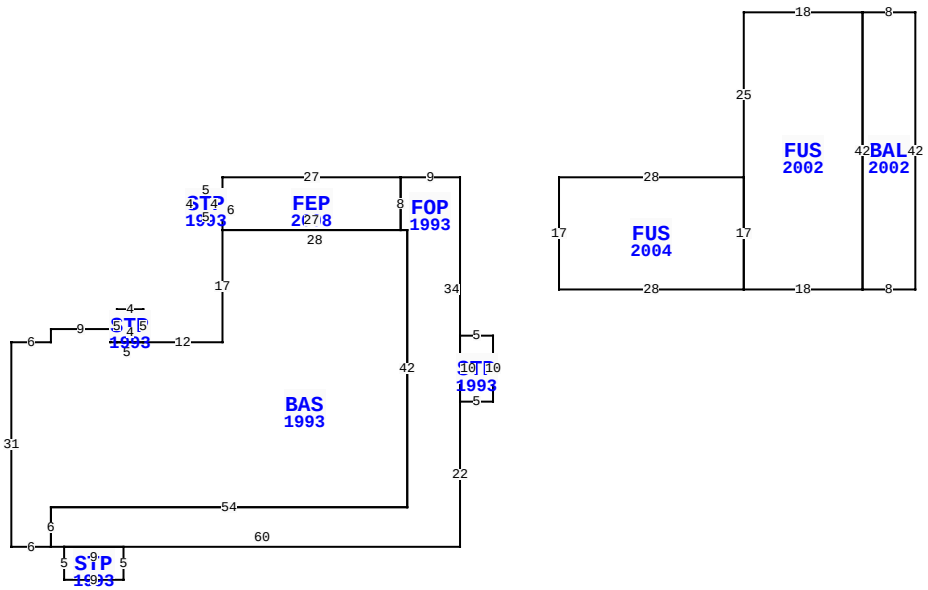
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 80
Interior Wall	05	DRYWALL 20
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	336	15	50	5,550
BAS	2,030	100	2,030	225,323
FEP	216	80	173	19,202
FOP	780	30	234	25,973
FUS	756	100	756	83,913
FUS	476	100	476	52,834
STP	20	10	2	222
STP	20	10	2	222
STP	45	10	4	444
STP	50	10	5	555
TOTALS	4,729		3,732	414,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,732	113.6430	134.95	503,633	1903	1980	0	0	0	17.75	82.25

1 SNGL FAM – 0% - 0 Heated Area: 3262 HX Base Yr



6344 CHURCH AVE, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	414,238
TOTAL MARKET OB/XF VALUE	1,340
TOTAL LAND VALUE - MARKET	114,000
TOTAL MARKET VALUE	529,578
SOH/AGL Deduction	81,665
ASSESSED VALUE	447,913
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	447,913
TOTAL JUST VALUE	529,578
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	407,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0310872	REMODEL	0	01/03/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2486/0171	8/02/2021	QC	U	I	11	100
GRANTOR: BOLES LAURA MIXSON						
GRANTEE: BOLES LAURA M & ELV						
2457/0901	4/28/2021	WD	U	I	11	100
GRANTOR: MIXSON J MURRELL & PA						
GRANTEE: BOLES LAURA MIXSON						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W9 FEP=[YR=2008] W27 S2 STP=[YR=1993] W5 S4 E5 N4$ S6 BAS=[YR=1993] S17 W12 STP=[YR=1993] N5 W4 S5 E4$ W5 N2 W9 S2 W6 S31 E6 N6 E54 N42 W28$ E27 N8$ S8 E1 S42 W54 S6 E2 STP=[YR=1993] S5 E9 N5 W9$ E60 N22 STP=[YR=1993] E5 N10 W5 S10$ N34$ PTR=E15 FUS=[YR=2004] E28 FUS=[YR=2002] N25 E18 BAL=[YR=2002] E8 S42 W8 N42$ S42W18 N17$ S17 W28 N17$ W15$.

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
4	0940	SHEDS/PORT	0	0	9	9	81.00	SF	30.00	30.00	100	2004	2004	3	24	583	
5	0855	CONC PAVER	0	0	9	5	45.00	SF	10.00	10.00	100	2005	2005	3	87	392	
6	0855	CONC PAVER	0	0	6	7	42.00	SF	10.00	10.00	100	2005	2005	3	87	365	

LAND DESCRIPTION

TOTAL OB/XF 1,340

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	0	0006	OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	114,000							

REVIEW DATE 07/23/2019 BY TWA Total Acres: 6.00 Total Land Value: 114,000 Market: 0 Agricultural: 0 Common: 114,000 PRINTED 08/02/2023 BY SYS