



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 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
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,670	100	1,670	116,217
FGR	500	55	275	19,138
FOP	12	30	4	278
FSP	290	40	116	8,072

TOTALS	2,472		2,065	143,706
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	20	16	320.00	SF	30.00	30.00
2	0940	SHEDS/PORT	0 100	16	12	192.00	SF	22.50	22.50
3	0810	CONCRETE A	0 100	0	0	337.00	SF	6.50	6.50
4	0811	CONCRETE B	0 100	0	0	706.00	SF	5.20	5.20

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,065	97.6080	88.09	181,906	1960	1980	0	0	21.00	79.00
1 SINGLE FAM - 100% - 2021 Heated Area: 1670 HX Base Yr 2021											

6605 CHURCH AVE, BRYCEVILLE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	06/13/2023
	INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		143,706	
TOTAL MARKET OB/XF VALUE		6,453	
TOTAL LAND VALUE - MARKET		29,700	
TOTAL MARKET VALUE		179,859	
SOH/AGL Deduction		43,011	
ASSESSED VALUE		136,848	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		86,848	
TOTAL JUST VALUE		179,859	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		161,676	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2405/0168	10/30/2020	WD	Q	I	01
GRANTOR: FOURAKER EARL L & LOU					
GRANTEE: VANSICKLE RYAN & LA					
2405/0166	9/25/2020	QC	U	I	11
GRANTOR: INMAN KAREN					
GRANTEE: FOURAKER EARL L & L					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W48 FSP=[YR=1993] N10 W29 S10 FGR=[YR=1993] S25 E20 N25 W20\$ E29\$ W9 S25 E16 S4 E10 FOP=[YR=1993] S3 E4 N3 W4\$ E4 S3 E27 N32\$. .									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	CG	0.00	0.00	0.99