PT OF LOT 1 PT OR 2520/1735
BEING PARCEL VYA
J H WHITTEMORE HEIRS SUB

COHREN SCOTT E & DONNA/COTHREN DONNA
6387 CHURCH AVE
BRYCEVILLE, FL 32009

2023

37-1N-24-2220-0001-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5901	HARDWOOD SI 70-79	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

13500 VINEYARD DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	95,190
TOTAL MARKET VALUE	1,127
SOH/AGL Deduction	0
ASSESSED VALUE	1,127
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,127
TOTAL JUST VALUE	95,190
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008310			06/28/2023
22007558	NEW CONSTR	580,258	05/13/2022
18010085	GARAGE	0	10/04/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2520/1735	12/10/2021	WD	U	V	11	100
GRANTOR: COTHREN SCOTT E & DON						
GRANTEE: COTHREN SCOTT E & D						
2430/1434	1/13/2021	QC	U	V	11	100
GRANTOR: COTHREN SCOTT E & DON						
GRANTEE: COTHREN SCOTT E & D						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005901	A	HARDWOOD SI	0		OR	0.00	0.00	5.01	AC		1.00	1.00	1.00	225.00	225.00	1,127							
2	009910	M	MKT.VAL.AG	0			0.00	0.00	5.01	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,190							

REVIEW DATE 06/15/2023 BY MLU Total Acres: 5.01 Total Land Value: 1,127 Market: 95,190 Agricultural: 1,127 Common: 0 PRINTED 08/02/2023 BY SYS