PT STORE LOT IN OR 1670/1473
BEING PARCEL "A"
BRYCEVILLE S/D PBK O/43

BRYCEVILLE HISTORIC CHURCH & CEMETERY INC
PO BOX 23
BRYCEVILLE, FL 32009

2024

30-1S-24-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		1 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

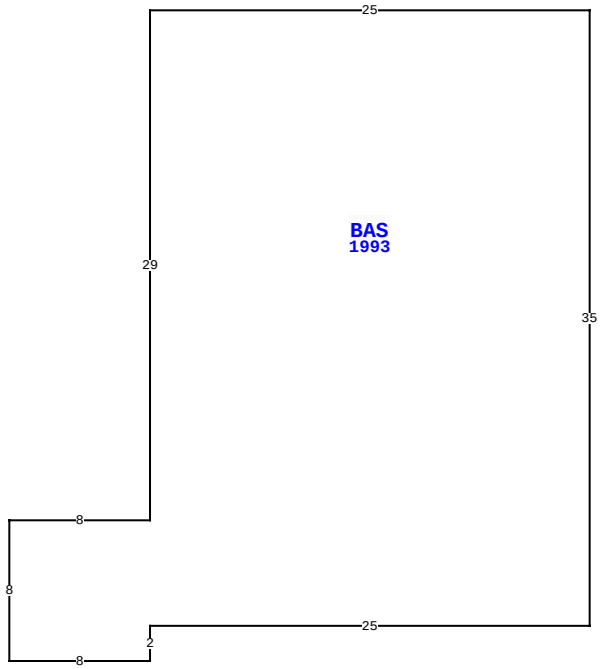
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	939	100	939	30,757
TOTALS	939		939	30,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	939	59.1480	65.51	61,514	1904	1904	0	0	0	50.00	50.00

1 EDU RELGUS – 0% - 0 Heated Area: 939 HX Base Yr



6404 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		30,757
TOTAL MARKET OB/XF VALUE		576
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		61,333
SOH/AGL Deduction		10,606
ASSESSED VALUE		50,727
TOTAL EXEMPTION VALUE	02	50,727
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		61,333
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		63,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1670/1473	4/06/2010	QC	U	I	11	100
GRANTOR: MIXSON JAMES MURRELL						
GRANTEE: BRYCEVILLE HISTORIC						
1630/1675	7/13/2009	QC	U	I	98	100
GRANTOR: THE BOARD OF TRUSTEES						
GRANTEE: BRYCEVILLE HISTORIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S29 W8 S8 E8 N2 E25 N35$.

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	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	2000	2000	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 576

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	007100	C	CHURCH	0	0006	RSF-2	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 07/10/2020 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS