PT STORE LOT IN OR 515/776
(EX PT IN DBK 18/17)
BRYCEVILLE S/D PBK O/43

BRYCE G W JR
5640 WILSON BLVD
JACKSONVILLE, FL 32210

**2024**

**30-1S-24-0000-0003-0040**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | AL SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |

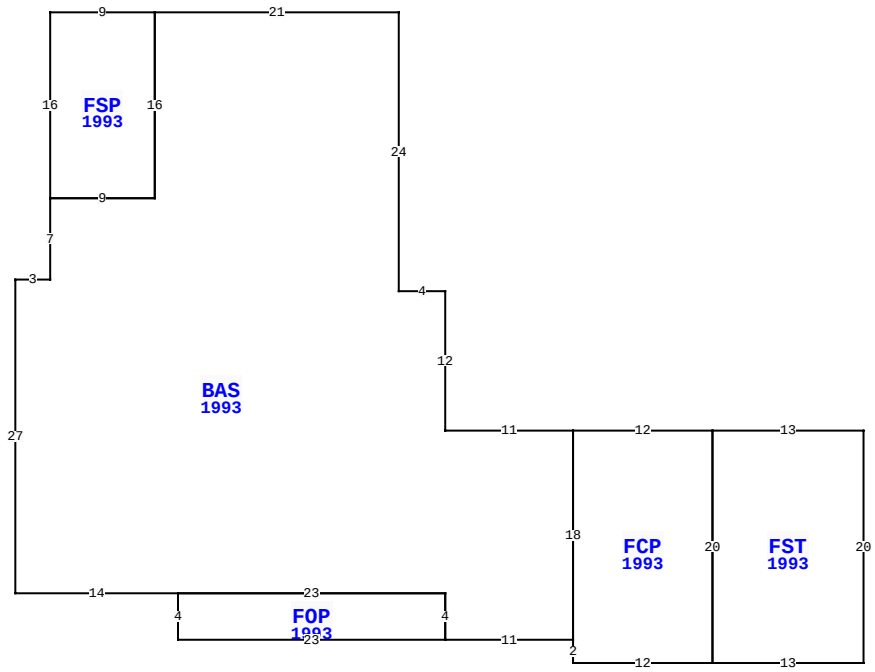
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,739 | 100 | 1,739 | 28,269 |
| FCP | 240 | 25 | 60 | 975 |
| FOP | 92 | 30 | 28 | 455 |
| FSP | 144 | 40 | 58 | 943 |
| FST | 260 | 55 | 143 | 2,325 |
| TOTALS | 2,475 | | 2,028 | 32,967 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | PD | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,028 | 85.5540 | 81.28 | 164,836 | 1904 | 1904 | 0 | 0 | 10 | 50.00 | 20.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 1739 HX Base Yr




6424 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 | 32,967 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 53,400 |
| TOTAL MARKET VALUE | 86,367 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 86,367 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 86,367 |
| TOTAL JUST VALUE | 86,367 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 169,363 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0515/0776 | 4/24/1987 | TD | U | I | | 100 |

GRANTOR: TRUSTEES DEED
GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W21 FSP=[YR=1993] W9 S16 E9 N16$ S16 W9 S7 W3 S27 E14 FOP=[YR=1993] S4 E23 N4 W23$ E23 S4 E11 FCP=[YR=1993] S2 E12 FST=[YR=1993] E13 N20 W13 S20$ N20 W12 S18$ N18 W11 N12 W4 N24$.

## EXTRA FEATURES

| L N | 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

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | RSF-2 | 0.00 | 0.00 | 1.78 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 53,400 | | | | | | | |

REVIEW DATE 05/17/2024 BY WWA Total Acres: 1.78 Total Land Value: 53,400 Market: 0 Agricultural: 0 Common: 53,400 PRINTED 08/06/2024 BY SYS