



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 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	8600	COUNTY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC		9001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,284	100	1,284
FEP	216	80	173
			SUBAREA MARKET VALUE
			102,875
			13,861
TOTALS	1,500		1,457
			116,735

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,457	106.0800	100.78	146,836	1932	1970	0	0	20.50	79.50	
1 SINGLE FAM - 0% - 0												
Heated Area: 1284												
HX Base Yr												
6528 CHURCH AVE, BRYCEVILLE												
			BLD DATE				LGL DATE					
			XF DATE				LAND DATE	05/30/2023	MLU			
			INC DATE				AG DATE					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			116,735
TOTAL MARKET OB/XF VALUE			1,498
TOTAL LAND VALUE - MARKET			72,000
TOTAL MARKET VALUE			190,233
SOH/AGL Deduction			32,107
ASSESSED VALUE			158,126
TOTAL EXEMPTION VALUE	01		158,126
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			190,233
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			184,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4378	H/AC	3,365	10/05/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2002/1192	9/08/2015	WD	U	I	18	160,000
GRANTOR: FACHKO MARY JANE &						
GRANTEE: SCHOOL BOARD OF NAS						
1993/1544	7/28/2015	FJ	U	I	11	100
GRANTOR: MCCRAW MARY J ESTATE						
GRANTEE: FACHKO MARY JANE &						

EXTRA FEATURES	
L N	OB/XF CODE
1	0810

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W10 FEP=[YR=1993] N12 W18 S12 E18\$ W40 S12 W7 S12 E57 N24\$ .											

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
1	0810	CONCRETE A	0	0	0	0		268.00	SF	6.50				6.50	1,498

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	008600	C	COUNTY	0	0006	RSF-2	0.00	0.00	4.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,000							