IN OR 1 PG 67 +
IN OR 40 PG 51
L/E IN OR 114 PG 341

HILL SHARON H & CLAYTON JR
2445 HOPKINS ST
ORANGE PARK, FL 32073

2024

30-1S-24-0000-0010-0000

BUILDING CHARACTERISTICS

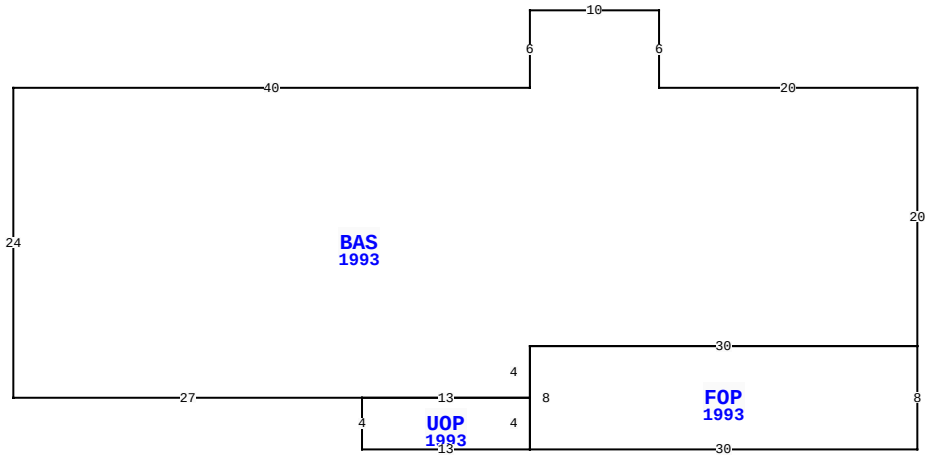
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	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	1,620	100	1,620	122,207
FOP	240	30	72	5,432
UOP	52	20	10	754
TOTALS	1,912		1,702	128,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,702	103.8000	98.61	167,834	1958	1958	0	0	0	23.50	76.50

1 SINGLE FAM – 0% - 0 Heated Area: 1620 HX Base Yr



6491 CHURCH AVE, BRYCEVILLE

BLD DATE		LGL DATE	06/13/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	18	12	216.00	SF	30.00	30.00	100	1995	1995	3	20	1,296	
2	0681	POLE SHED	0	0	18	8	144.00	SF	15.00	15.00	100	1995	1995	3	23	497	
3	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1995	1995	3	20	384	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	128,393
TOTAL MARKET OB/XF VALUE	2,177
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	160,570
SOH/AGL Deduction	12,962
ASSESSED VALUE	147,608
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,608
TOTAL JUST VALUE	160,570
NCON VALUE	1,237
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 N6 W10 S6 W40 S24 E27 UOP=[YR=1993] S4 E13
FOP=[YR=1993] E30 N8 W30 S8$ N4 W13$ E13 N4 E30 N20$.

LAND DESCRIPTION

TOTAL OB/XF 2,177

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	000115	C	SFR ACRES	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 03/27/2024 BY WWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS