

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

03 VINYL 100
03 GABLE/HIP 100
12 MODULAR MT 100
05 DRYWALL 100
14 CARPET 70
08 SHT VINYL 30
03 CENTRAL 100
04 AIR DUCTED 100

3 100
2 100
02 WOOD FRAME 100

1. 1. 100
0 100
06 DIST 1D 100
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 1,632 100 1,632 134,941
FGR 660 55 363 30,014
FOP 25 30 8 662
FSP 200 40 80 6,615

TOTALS 2,517 2,083 172,232

MARKET ADJUSTMENTS

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

0100 01 2,083 104.8600 99.62 207,508 1984 1984 0 0 17.00 83.00

1 SINGLE FAM - 100% - 0 Heated Area: 1632 HX Base Yr

30 22 30 22 23 5 5 6 22

FGR 1993 FSP 1993 BAS 1993 FOP 1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD
Tax Group: 6 Tax Dist:
BUILDING MARKET VALUE 172,232
TOTAL MARKET OB/XF VALUE 2,890
TOTAL LAND VALUE - MARKET 30,000
TOTAL MARKET VALUE 205,122
SOH/AGL Deduction 96,247
ASSESSED VALUE 108,875
TOTAL EXEMPTION VALUE HX HB 50,000
BASE TAXABLE VALUE 58,875
TOTAL JUST VALUE 205,122
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 196,160

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE
2726/1649 7/16/2024 WD U I 11 100
GRANTOR: HICKS MARLENE F & JAM
GRANTEE: HICKS JAMES A III
0431/0431 8/01/1984 FS U V 100
GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W29 FSP=[YR=1993] N10 W20 S10 E20\$ W21
FGR=[YR=1993] W22 S30 E22 N30 \$ S30 E23 FOP=[YR=1993] S5 E5
N5 W5 \$ E5 S6 E22 N36 \$.

EXTRA FEATURES

6653 CHURCH AVE, BRYCEVILLE

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

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 0 100 17 10 170.00 SF 6.50 6.50 100 1985 1985 3 47 519
2 0350 CARPORT WD 0 100 38 24 912.00 SF 13.00 13.00 100 1990 1990 3 20 2,371

LAND DESCRIPTION

TOTAL OB/XF 2,890

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 100 0005 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