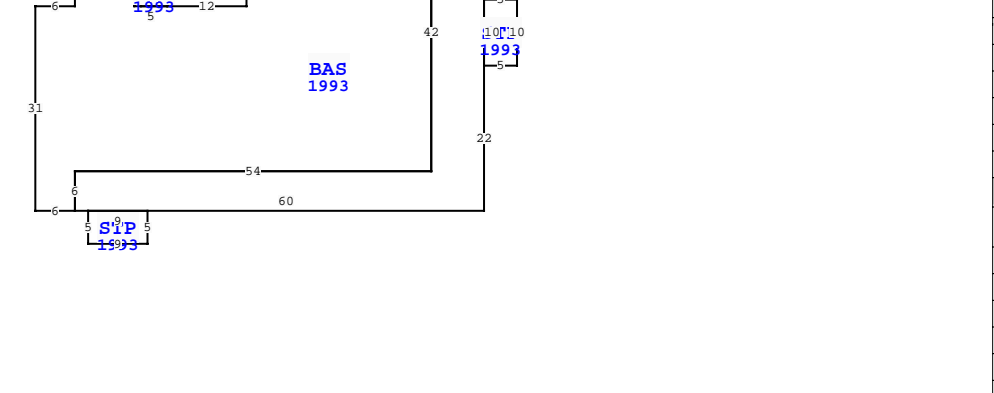


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	06 CUST PANEL 80
Interior Wall	05 DRYWALL 20
Interior Floor	09 PINE WOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	1.5 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,732	114.6780	143.35	534,982	1903	1980	0	0	18.00	82.00		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			438,685
TOTAL MARKET OB/XF VALUE			748
TOTAL LAND VALUE - MARKET			117,750
TOTAL MARKET VALUE			557,183
SOH/AGL Deduction			64,972
ASSESSED VALUE			492,211
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			492,211
TOTAL JUST VALUE			557,183
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			529,578



Quality				
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
BAL	336	15	50	5,878
BAS	2,030	100	2,030	238,621
FEP	216	80	173	20,336
FOP	780	30	234	27,506
FUS	756	100	756	88,866
FUS	476	100	476	55,953
STP	20	10	2	235
STP	20	10	2	235
STP	45	10	4	470
STP	50	10	5	588
TOTALS	4,729		3,732	438,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0310872	REMODEL	0	01/03/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2719/162	6/05/2024	WD Q	I	01	635,000	

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
2	0855	CONC PAVER	0	0	9	5		SF	10.00	100	2005	2005	3	86	387	
3	0855	CONC PAVER	0	0	6	7		SF	10.00	100	2005	2005	3	86	361	

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
6344 CHURCH AVE, BRYCEVILLE				06/16/2023 MLU			

BUILDING NOTES													
GRANTOR: BOLES LAURA M & ELVIN													
GRANTEE: WILSON ERIC													
2486/0171		8/02/2021		QC U		I		11		100			
GRANTOR: BOLES LAURA MIXSON													
GRANTEE: BOLES LAURA M & ELV													

BUILDING DIMENSIONS													
FOP=[YR=1993] W9 FEP=[YR=2008] W27 S2 STP=[YR=1993] W5 S4 E5 N4\$ S6 BAS=[YR=1993] S17 W12 STP=[YR=1993] N5 W4 S5 E4\$ W5 N2 W9 S2 W6 S31 E6 N6 E54 N42 W28\$ E27 N8\$ S8 E1 S42 W54 S6 E2 STP=[YR=1993] S5 E9 N5 W9\$ E60 N22 STP=[YR=1993] E5 N10 W5 S10\$ N34\$ PTR=E15 FUS=[YR=2004] E28 FUS=[YR=2002] N25 E18 BAL=[YR=2002] E8 S42 W8 N42\$ S42W18 N17\$ S17 W28 N17\$ W15\$.													

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	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	4.71	AC		1.00	1.00	1.00	25,000.00	25,000.00	117,750							