



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 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
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,670	100	1,670	121,564
FGR	500	55	275	20,018
FOP	12	30	4	291
FSP	290	40	116	8,444

TOTALS	2,472		2,065	150,317
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	20	16	320.00	SF	30.00	30.00	100	1983
2	0940	SHEDS/PORT	0 100	16	12	192.00	SF	22.50	22.50	100	1985
3	0810	CONCRETE A	0 100	0	0	337.00	SF	6.50	6.50	100	1961
4	0811	CONCRETE B	0 100	0	0	706.00	SF	5.20	5.20	100	2006

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	RSF-2	0.00	0.00	0.99	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,065	97.6080	92.73	191,487	1960	1980	0	0	21.50	78.50
1 SINGLE FAM - 100% - 2021 Heated Area: 1670 HX Base Yr 2021											

6605 CHURCH AVE, BRYCEVILLE	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0940	SHEDS/PORT	0 100	20	16	320.00	SF	30.00	30.00	100	1983	1983	3	20	1,920	
2	0940	SHEDS/PORT	0 100	16	12	192.00	SF	22.50	22.50	100	1985	1985	3	20	864	
3	0810	CONCRETE A	0 100	0	0	337.00	SF	6.50	6.50	100	1961	1961	3	20	438	
4	0811	CONCRETE B	0 100	0	0	706.00	SF	5.20	5.20	100	2006	2006	3	87	3,194	

TOTAL OB/XF											
6,416											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		150,317	
TOTAL MARKET OB/XF VALUE		6,416	
TOTAL LAND VALUE - MARKET		29,700	
TOTAL MARKET VALUE		186,433	
SOH/AGL Deduction		45,480	
ASSESSED VALUE		140,953	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		90,953	
TOTAL JUST VALUE		186,433	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		179,859	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2405/0168	10/30/2020	WD	Q	I	01	153,500	
GRANTOR: FOURAKER EARL L & LOU							
GRANTEE: VANSICKLE RYAN & LA							
2405/0166	9/25/2020	QC	U	I	11	100	
GRANTOR: INMAN KAREN							
GRANTEE: FOURAKER EARL L & L							

BUILDING NOTES															

BUILDING DIMENSIONS															
BAS=[YR=1993] W48 FSP=[YR=1993] N10 W29 S10 FGR=[YR=1993] S25 E20 N25 W20\$ E29\$ W9 S25 E16 S4 E10 FOP=[YR=1993] S3 E4 N3 W4\$ E4 S3 E27 N32\$. .															