PT OF LOT 1 PT OR 2430/1434
BEING PARCEL VYB
J H WHITTEMORE HEIRS SUB

COTHREN SCOTT E L/E/WATSON DONNA L/E
6387 CHURCH AVE
BRYCEVILLE, FL 32009

2024

37-1N-24-2220-0001-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

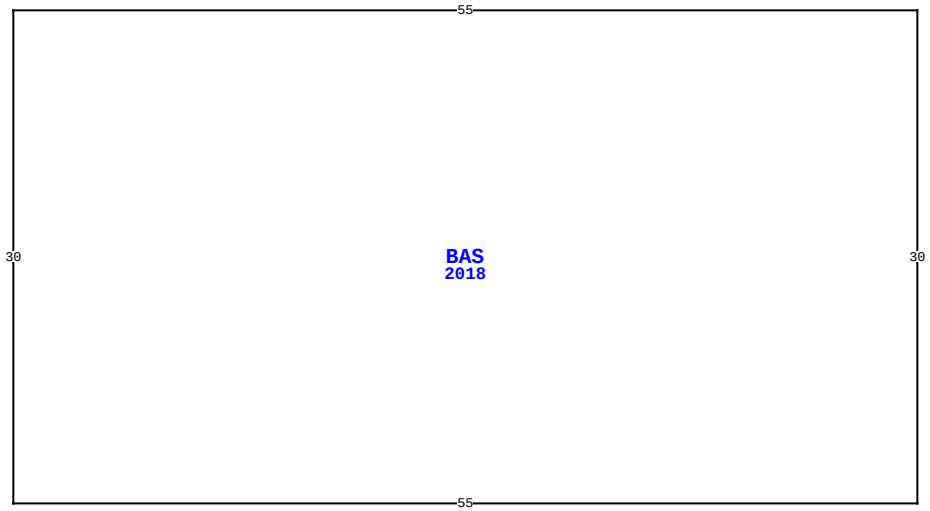
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5500	TIMBERLAND 80-89
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	1,650	29,611
TOTALS	1,650		1,650	29,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,650	53.9580	18.89	31,168	2018	2018	0	0	0	5.00	95.00

1 GARAGE RES – 0% - 0 Heated Area: 1650 HX Base Yr



VINEYARD DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	29,610
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	316,560
TOTAL MARKET VALUE	56,565
SOH/AGL Deduction	0
ASSESSED VALUE	56,565
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,565
TOTAL JUST VALUE	346,170
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	346,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2430/1434	1/13/2021	QC	U	I	11	100

GRANTOR: COTHREN SCOTT E & DON

GRANTEE: COTHREN SCOTT E & D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W55 S30 E55 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	21.54	AC		1.00	1.00	1.00	555.00	555.00	11,955							
2	009530	C	POND	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	15,000							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	21.54	AC		1.00	1.00	1.00	14,000.00	14,000.00	301,560							

REVIEW DATE 03/11/2019 BY TW Total Acres: 27.54 Total Land Value: 26,955 Market: 301,560 Agricultural: 11,955 Common: 15,000 PRINTED 08/06/2024 BY SYS