PT STORE LOT IN OR 515/776
(EX PT IN DBK 18/17)
BRYCEVILLE S/D PBK O/43

BRYCE G W JR
5640 WILSON BLVD
JACKSONVILLE, FL 32210

2025

30-1S-24-0000-0003-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

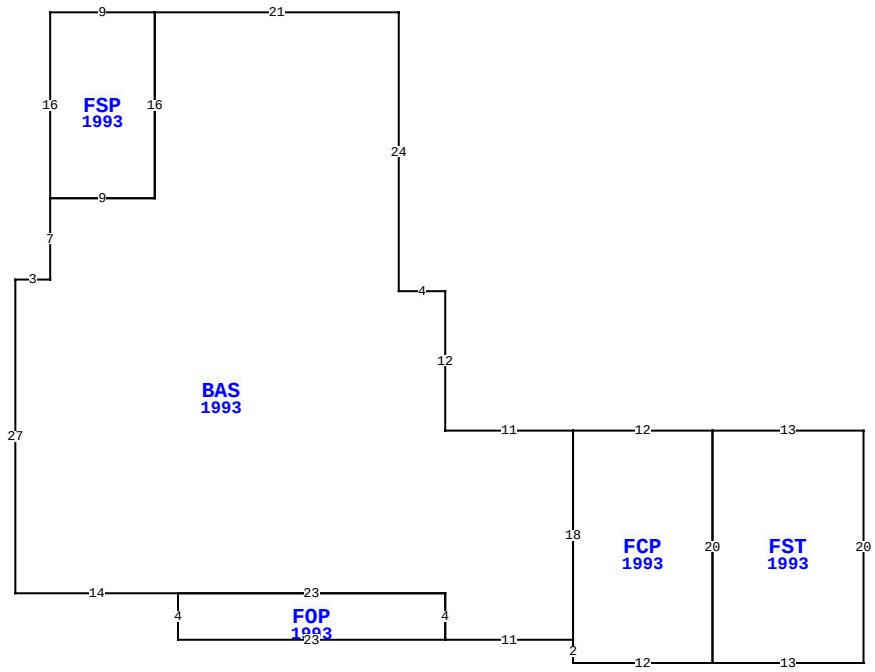
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,739	100	1993	1,739	29,754
FCP	240	25	1993	60	1,027
FOP	92	30	1993	28	479
FSP	144	40	1993	58	992
FST	260	55	1993	143	2,447
TOTALS	2,475			2,028	34,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	2,028	85.5540	85.55	173,495	1904	1904	0	0	10	50.00	20.00

1 SINGLE FAM – 0% - 0 Heated Area: 1739 HX Base Yr



6424 CHURCH AVE, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	34,699
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,100
TOTAL MARKET VALUE	114,799
SOH/AGL Deduction	19,795
ASSESSED VALUE	95,004
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,004
TOTAL JUST VALUE	114,799
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0515/0776	4/24/1987	TD	U	I		100

GRANTOR: TRUSTEES DEED
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 FSP=[YR=1993] W9 S16 E9 N16$ S16 W9 S7 W3 S27 E14 FOP=[YR=1993] S4 E23 N4 W23$ E23 S4 E11 FCP=[YR=1993] S2 E12 FST=[YR=1993] E13 N20 W13 S20$ N20 W12 S18$ N18 W11 N12 W4 N24$.

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	000100	C	RES	0	0006	RSF-2	0.00	0.00	1.78	AC		1.00	1.00	1.00	45,000.00	45,000.00	80,100							

REVIEW DATE 05/17/2024 BY WWA Total Acres: 1.78 Total Land Value: 80,100 Market: 0 Agricultural: 0 Common: 80,100 PRINTED 07/30/2025 BY SYS