PT OF BLK 15,UNDEVELOPED R/W'S
& LANDS LYING WEST OF
SR 200 IN OR 2002/1192

SCHOOL BOARD OF NASSAU COUNTY
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

30-1S-24-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

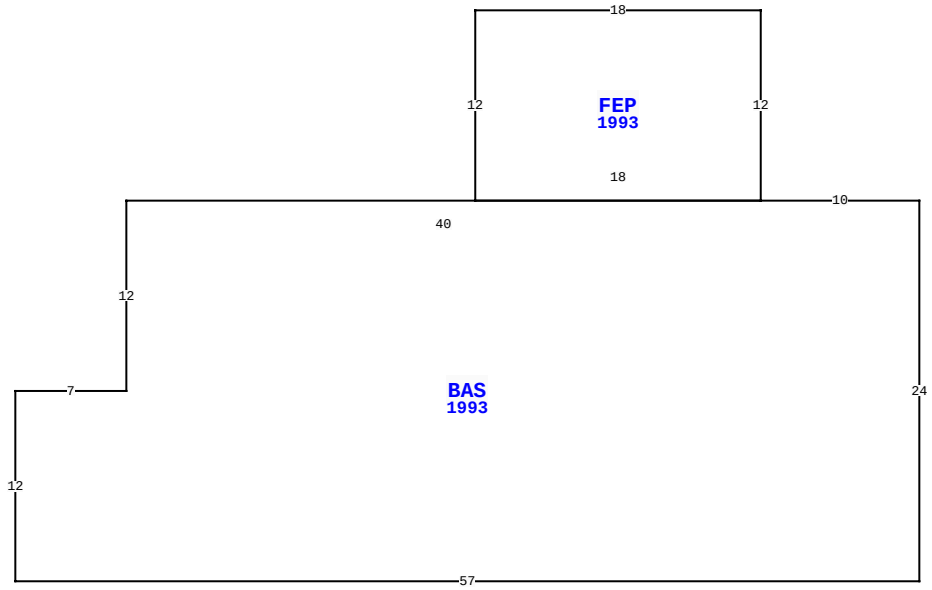
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	8600	COUNTY
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	1,284	100	1993	1,284	107,944
FEP	216	80	1993	173	14,544
TOTALS	1,500			1,457	122,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,457	106.0800	106.08	154,559	1932	1970	0	0	0	20.75	79.25

1 SINGLE FAM – 0% - 0 Heated Area: 1284 HX Base Yr



6528 CHURCH AVE, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		122,488
TOTAL MARKET OB/XF VALUE		1,463
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		243,951
SOH/AGL Deduction		70,012
ASSESSED VALUE		173,939
TOTAL EXEMPTION VALUE	01	173,939
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		243,951
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4378	H/AC	3,365	10/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2002/1192	9/08/2015	WD	U	I	18	160,000
GRANTOR: FACHKO MARY JANE &						
GRANTEE: SCHOOL BOARD OF NAS						
1993/1544	7/28/2015	FJ	U	I	11	100
GRANTOR: MCCRAW MARY J ESTATE						
GRANTEE: FACHKO MARY JANE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 FEP=[YR=1993] N12 W18 S12 E18$ W40 S12 W7 S12 E57 N24$.

EXTRA FEATURES

LN	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	0	0	0	268.00	SF	6.50	6.50	100	2005	2005	3	84	1,463	

LAND DESCRIPTION

TOTAL OB/XF 1,463

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	008600	C	COUNTY	0	0006	RSF-2	0.00	0.00	4.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,000							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 4.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS