



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

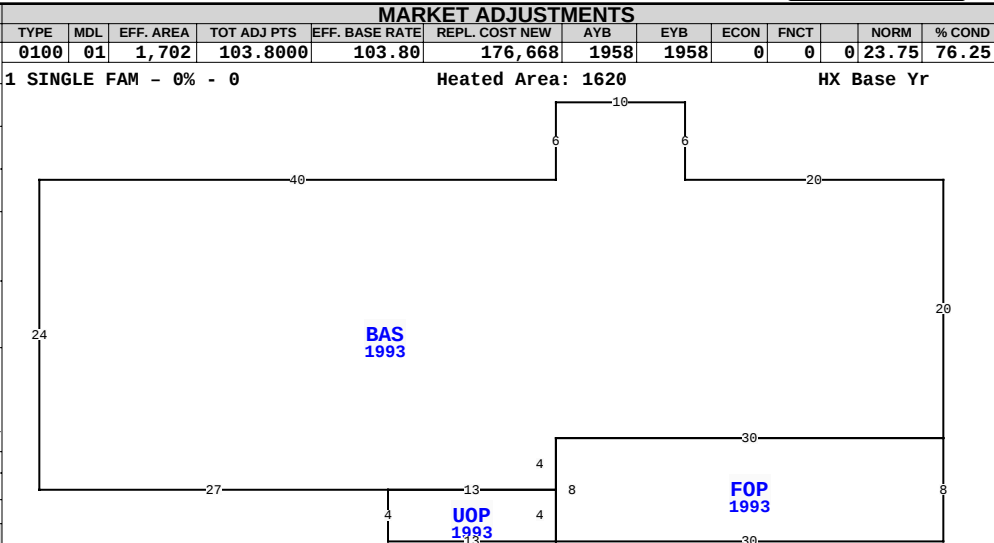
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1993	1,620	128,219
FOP	240	30	1993	72	5,699
UOP	52	20	1993	10	791

TOTALS	1,912			1,702	134,709
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0940	SHEDS/PORT	0	0	18	12	216.00	SF	30.00
2	0681	POLE SHED	0	0	18	8	144.00	SF	15.00
3	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	RSF-2	0.00	0.00	1.00

REVIEW DATE	03/27/2024	BY	WWA
-------------	------------	----	-----



6491 CHURCH AVE, BRYCEVILLE	BLD DATE	LGL DATE	05/21/2025	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	0	18	12	216.00	SF	30.00	30.00	100	1995	1995	3	20	1,296	
2	0681	POLE SHED	0	0	18	8	144.00	SF	15.00	15.00	100	1995	1995	3	20	432	
3	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1995	1995	3	20	384	

TOTAL OB/XF													2,112	
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
06	RSF-2	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00			

Total Acres: 1.00	Total Land Value: 45,000	Market: 0	Agricultural: 0	Common: 45,000
-------------------	--------------------------	-----------	-----------------	----------------

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		134,709	
TOTAL MARKET OB/XF VALUE		2,112	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		181,821	
SOH/AGL Deduction		19,452	
ASSESSED VALUE		162,369	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		162,369	
TOTAL JUST VALUE		181,821	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		160,570	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W20 N6 W10 S6 W40 S24 E27 UOP=[YR=1993] S4 E13 FOP=[YR=1993] E30 N8 W30 S8\$ N4 W13\$ E13 N4 E30 N20\$.									