PT OF SEC 30-1S-24E
IN OR 2673/676, OR 2700/591 &
OR 2673-681

EARL AND LOU TRUST
PO BOX 26
BRYCEVILLE, FL 32009

2025

30-1S-24-0000-0014-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

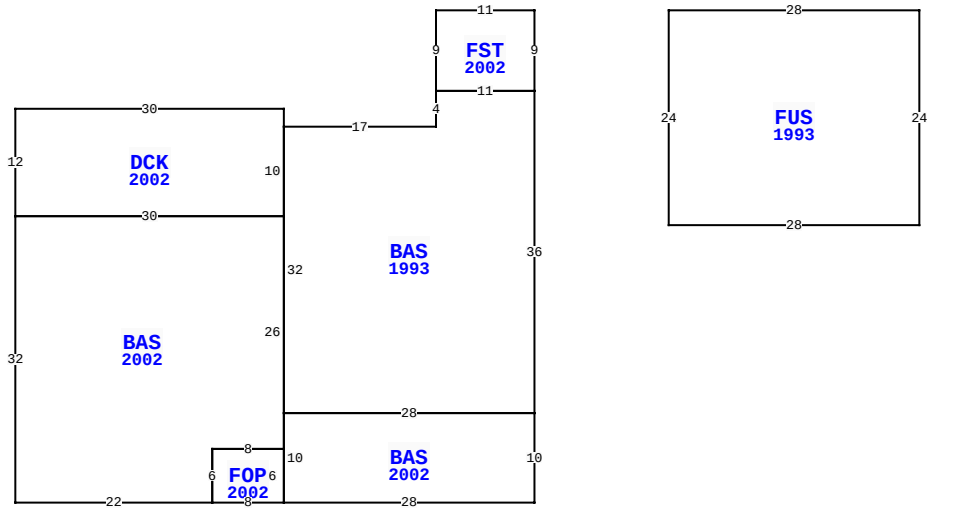
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	940	100	1993	940	85,490
BAS	280	100	2002	280	25,465
BAS	912	100	2002	912	82,944
DCK	360	10	2002	36	3,274
FOP	48	30	2002	14	1,273
FST	99	55	2002	54	4,911
FUS	672	100	1993	672	61,116
TOTALS	3,311			2,908	264,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,908	107.6300	107.63	312,988	1983	1991	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2804 HX Base Yr 1984



6661 CHURCH AVE, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		264,475
TOTAL MARKET OB/XF VALUE		3,087
TOTAL LAND VALUE - MARKET		49,950
TOTAL MARKET VALUE		317,512
SOH/AGL Deduction		156,095
ASSESSED VALUE		161,417
TOTAL EXEMPTION VALUE	DX HX HB	55,722
BASE TAXABLE VALUE		105,695
TOTAL JUST VALUE		317,512
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P025345	REMODEL	0	02/01/2002
E02	REMODEL	1,200	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2752/214	11/21/2024	QC	U	I	11	100
GRANTOR: CAUSEY JOHN						
GRANTEE: EARL & LOU TRUST						
2700/591	3/15/2024	QC	U	I	11	100
GRANTOR: FOURAKER EARL & LOU E						
GRANTEE: EARL & LOU TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2002] W11 S9 BAS=[YR=1993] S4 W17 DCK=[YR=2002] N2 W30 S12 BAS=[YR=2002] S32 E22 FOP=[YR=2002] E8 BAS=[YR=2002] E28 N10 W28 S10 $ N6 W8 S6 $ N6 E8 N26 W30 $ E30 N10 $ S32 E28 N36 W11 $ E11 N9 $ PTR= E15 FUS=[YR=1993] E28 S24 W28 N24 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	
2	1242	WD DECK A	0	100	0	0	642.00	SF	10.00	10.00	100	1983	1983	3	20	1,284	

LAND DESCRIPTION

TOTAL OB/XF 3,087

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	000100	C	RES	100	0005	RSF-2	0.00	0.00	1.11	AC		1.00	1.00	1.00	45,000.00	45,000.00	49,950							

REVIEW DATE 03/27/2024 BY WWA Total Acres: 1.11 Total Land Value: 49,950 Market: 0 Agricultural: 0 Common: 49,950 PRINTED 07/30/2025 BY SYS