PT OF SEC 30-1S-24E
IN OR 2726/1163
(EX PT IN OR 2752-214)

CAUSEY JOHN
6675 CHURCH AVE
BRYCEVILLE, FL 32009

2025

30-1S-24-0000-0014-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

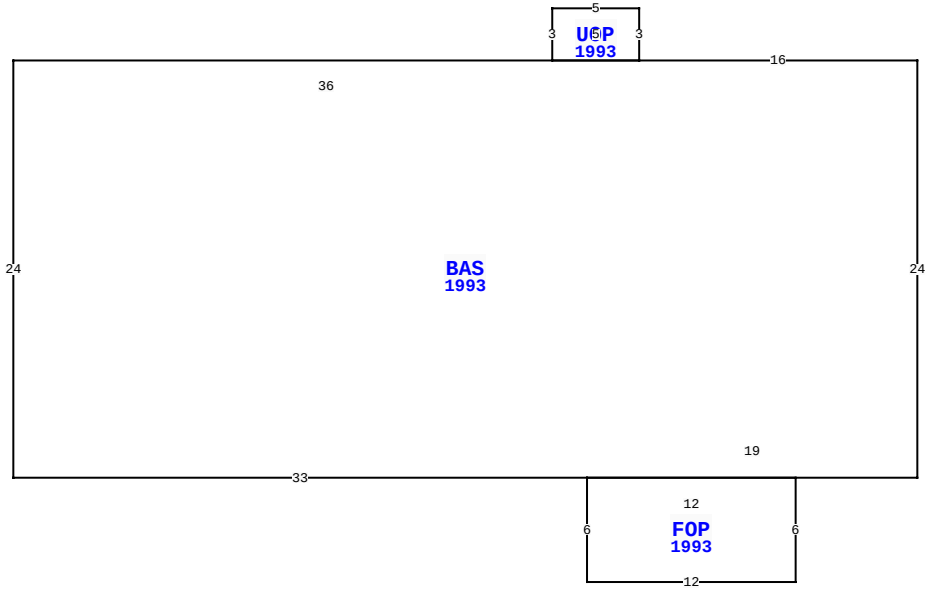
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1993	1,248	153,590
FOP	72	30	1993	22	2,708
UOP	15	20	1993	3	369
TOTALS	1,335			1,273	156,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,273	125.5800	125.58	159,863	1975	2020	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1248 HX Base Yr



6675 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	156,666
TOTAL MARKET OB/XF VALUE	147
TOTAL LAND VALUE - MARKET	39,375
TOTAL MARKET VALUE	196,188
SOH/AGL Deduction	0
ASSESSED VALUE	196,188
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	196,188
TOTAL JUST VALUE	196,188
NCON VALUE	11,990
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2726/1163	7/19/2024	WD	Q	I	01	250,000
GRANTOR: FOURAKER EARL L & LOU						
GRANTEE: CAUSEY JOHN						
2372/0338	6/30/2020	WD	U	I	11	100
GRANTOR: INMAN KAREN F & LARRY						
GRANTEE: FOURAKER EARL L & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 UOP=[YR=1993] N3 W5 S3 E5$ W36 S24 E33
FOP=[YR=1993] S6 E12 N6 W12$ E19N24$.

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	16	3	48.00	SF	6.50	6.50	100	1986	1986	3	47	147	

LAND DESCRIPTION

TOTAL OB/XF 147

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	0	0005	RSF-2	0.00	0.00	0.35	AC		1.00	1.00	2.50	45,000.00	112,500.00	39,375							

REVIEW DATE 04/04/2024 BY WWA Total Acres: 0.35 Total Land Value: 39,375 Market: 0 Agricultural: 0 Common: 39,375 PRINTED 07/30/2025 BY SYS