LOTS 18 19 38 39
PINE VIEW SUB PB3/64

VANSICKLE RYAN & LACY
6605 CHURCH AVE
BRYCEVILLE, FL 32009

2025

30-1S-24-2120-0018-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

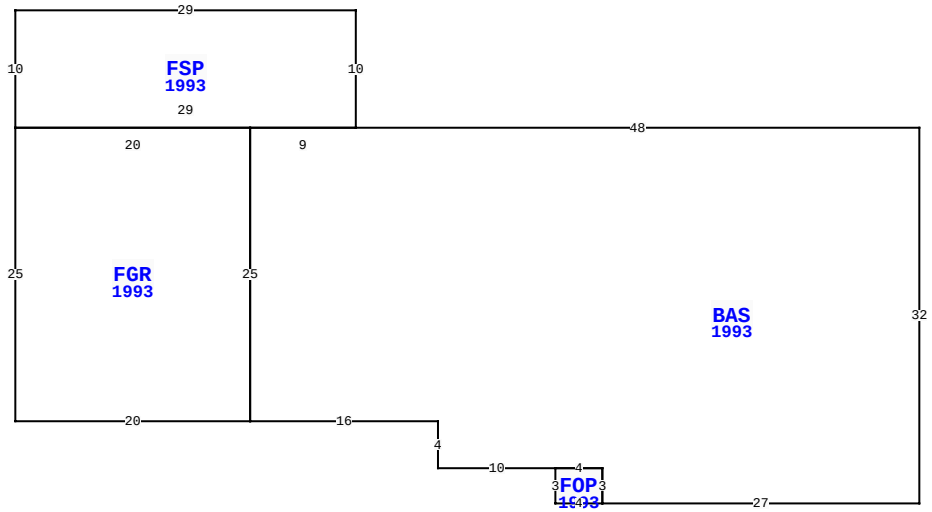
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,670	100	1993	1,670	127,147
FGR	500	55	1993	275	20,938
FOP	12	30	1993	4	304
FSP	290	40	1993	116	8,832
TOTALS	2,472			2,065	157,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,065	97.6080	97.61	201,565	1960	1980	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1670 HX Base Yr 2021



6605 CHURCH AVE, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		157,221
TOTAL MARKET OB/XF VALUE		6,379
TOTAL LAND VALUE - MARKET		44,550
TOTAL MARKET VALUE		208,150
SOH/AGL Deduction		63,109
ASSESSED VALUE		145,041
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		94,319
TOTAL JUST VALUE		208,150
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2405/0168	10/30/2020	WD	Q	I	01	153,500
GRANTOR: FOURAKER EARL L & LOU						
GRANTEE: VANSICKLE RYAN & LA						
2405/0166	9/25/2020	QC	U	I	11	100
GRANTOR: INMAN KAREN						
GRANTEE: FOURAKER EARL L & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 FSP=[YR=1993] N10 W29 S10 FGR=[YR=1993] S25 E20 N25 W20$ E29$ W9 S25 E16 S4 E10 FOP=[YR=1993] S3 E4 N3 W4$ E4 S3 E27 N32$. .

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	0940	SHEDS/PORT	0	100	20	16	320.00	SF	30.00	30.00	100	1983	1983	3	20	1,920	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	22.50	22.50	100	1985	1985	3	20	864	
3	0810	CONCRETE A	0	100	0	0	337.00	SF	6.50	6.50	100	1961	1961	3	20	438	
4	0811	CONCRETE B	0	100	0	0	706.00	SF	5.20	5.20	100	2006	2006	3	86	3,157	

LAND DESCRIPTION

TOTAL OB/XF 6,379

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	0006	RSF-2	0.00	0.00	0.99	AC		1.00	1.00	1.00	45,000.00	45,000.00	44,550							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.99 Total Land Value: 44,550 Market: 0 Agricultural: 0 Common: 44,550 PRINTED 07/30/2025 BY SYS