PT OF GOVT LOT 2
IN OR 2386/1137

BERNBECK CRAIG & AMBER L
6640 LEE LN
BRYCEVILLE, FL 32009

2025

32-1S-23-0000-0002-0110

BUILDING CHARACTERISTICS

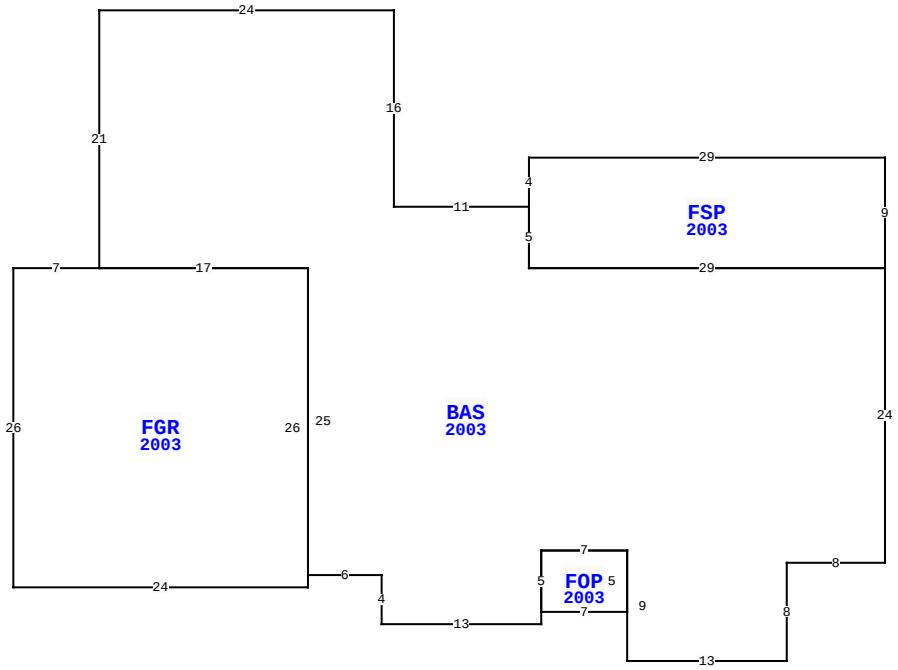
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,855	100	2003	1,855	211,420
FGR	624	55	2003	343	39,093
FOP	35	30	2003	10	1,140
FSP	261	40	2003	104	11,853
TOTALS	2,775			2,312	263,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,312	102.4884	135.28	312,767	2003	2003	0	0	0	15.75	84.25

1 SNGL FAM – 0% - 0 Heated Area: 1855 HX Base Yr



6640 LEE LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	263,506
TOTAL MARKET OB/XF VALUE	2,354
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	335,860
SOH/AGL Deduction	25,536
ASSESSED VALUE	310,324
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	310,324
TOTAL JUST VALUE	335,860
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210151	B001	130,000	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2386/1137	8/24/2020	WD	Q	I	01	245,000
GRANTOR: FIN HOMES LLC						
GRANTEE: BERNBECK CRAIG & AM						
2364/1989	5/28/2020	WD	U	I	18	131,500
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: FIN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2003] W29 S4 BAS=[YR=2003] W11 N16 W24 S21
FGR=[YR=2003] W7 S26 E24 N26 W17 $ E17 S25 E6 S4 E13 N1
FOP=[YR=2003] E7 N5 W7 S5 $ N5 E7 S9 E13 N8 E8 N24 W29 N5 $ S5 E29 N9 $.

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	0811	CONCRETE B	0	0	0	0	552.00	SF	5.20	5.20	100	2003	2003	3	82	2,354	

LAND DESCRIPTION

TOTAL OB/XF 2,354

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	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS