IN OR 2726/1649

HICKS JAMES A JR & MARLENE F L/E/
6653 CHURCH AVE
BRYCEVILLE, FL 32009

2026

30-1S-24-0000-0014-0020

BUILDING CHARACTERISTICS

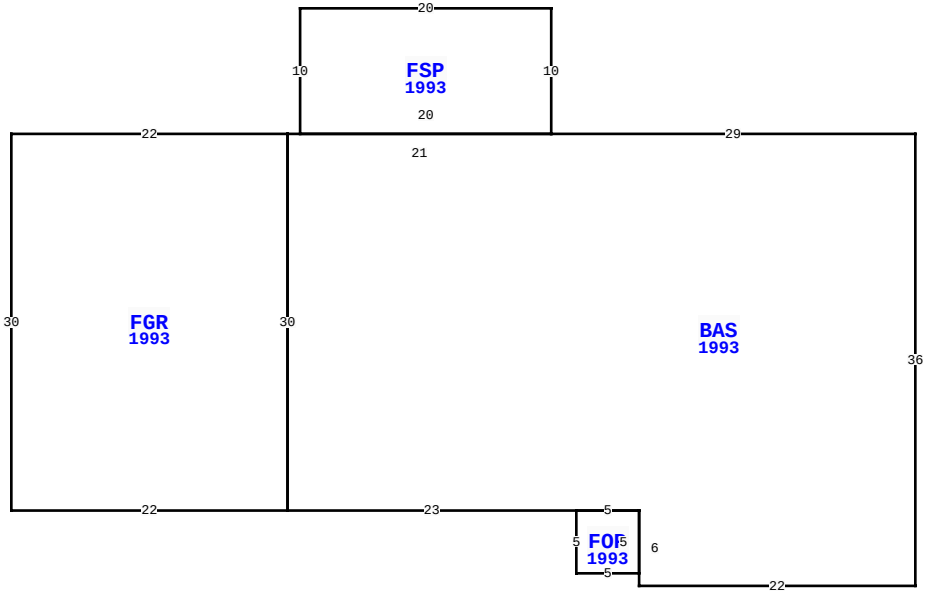
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,632	100	1993	1,632	148,238
FGR	660	55	1993	363	32,972
FOP	25	30	1993	8	727
FSP	200	40	1993	80	7,267
TOTALS	2,517			2,083	189,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,083	104.8600	110.10	229,338	1984	1984	0	0	0	17.50	82.50

1 SINGLE FAM 100% - 0 Heated Area: 1632 HX Base Yr 1985



6653 CHURCH AVE, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		189,204
TOTAL MARKET OB/XF VALUE		2,371
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		231,575
SOH/AGL Deduction		116,518
ASSESSED VALUE		115,057
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		63,646
TOTAL JUST VALUE		231,575
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2726/1649	7/16/2024	WD	U	I	11	100
GRANTOR: HICKS MARLENE F & JAM						
GRANTEE: HICKS JAMES A III						
0431/0431	8/01/1984	FS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 FSP=[YR=1993] N10 W20 S10 E20$ W21
FGR=[YR=1993] W22 S30 E22 N30 $ S30 E23 FOP=[YR=1993] S5 E5
N5 W5 $ E5 S6 E22 N36 $.

EXTRA FEATURES

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
2	0350	CARPORT WD	0	100	38	24	912.00	SF	13.00	13.00	100	1990	1990	3	20	2,371	

LAND DESCRIPTION

TOTAL OB/XF 2,371

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 03/27/2024 BY WWA Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS