NW1/4 OF SE1/4& NE1/4 OF SW1/4
L/E OR 1517/39
EX 2-1 & 2-2

FOURAKER JOANN L/E/JULIE ANN HORTON & SARAH CLARK
878 D FOURAKER ROAD
BRYCEVILLE, FL 32009

2023

06-2S-23-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

D FOURAKER RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	276,550
TOTAL MARKET VALUE	18,917
SOH/AGL Deduction	0
ASSESSED VALUE	18,917
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,917
TOTAL JUST VALUE	276,550
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1517/0039	8/03/2007	WD	U	V	07	100
GRANTOR: FOURAKER JO ANN						
GRANTEE: HORTON JULIE ANN ET						
1512/1456	7/16/2007	WD	U	V	18	100
GRANTOR: FOURAKER JOANN						
GRANTEE: FOURAKER JOANN L/E						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	39.31	AC		1.00	1.00	1.00	410.00	410.00	16,117							
2	005902	A	HARDWOOD SI	0			0.00	0.00	16.00	AC		1.00	1.00	1.00	175.00	175.00	2,800							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	55.31	AC		1.00	1.00	1.00	5,000.00	5,000.00	276,550							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 55.31 Total Land Value: 18,917 Market: 276,550 Agricultural: 18,917 Common: 0 PRINTED 08/02/2023 BY SYS