

PT OF SE1/4
PARS 2-2 & 4-4
IN OR 1076/355

FOURAKER CYNTHIA D
826-D FOURAKER ROAD
BRYCEVILLE, FL 32009

2023

06-2S-23-0000-0002-0020



BUILDING CHARACTERISTICS			MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 6																												
Exterior Wall	30	VINYL 100	0800	02	1,464	128.4800	89.94	131,672	2001	2001	0	0	0	50.00	50.00	VALUATION SUMMARY																												
Roof Structure	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2002														Heated Area: 1296														HX Base Yr 2002													
Roof Cover	03	COMP SHNGL 100																																										
Interior Wall	05	DRYWALL 100																																										
Interior Floor	14	CARPET 70																																										
Interior Floor	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																																										
Quality			04	Quality Level 04																																								
DOR CODE			5000IMPROVED AG																																									
MAP NUM													MKT AREA										09																					
NEIGHBORHOOD/LOC			9001.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	1,296	100	1,296	58,281																																								
UOP	672	25	168	7,555																																								
TOTALS			1,968		1,464		65,836																																					
EXTRA FEATURES			826 D FOURAKER RD, BRYCEVILLE																																									
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																												
1	0681	POLE SHED	0 100	26	16	416.00	SF	15.00	15.00	100	2004	2004	3	40	2,496																													
LAND DESCRIPTION			TOTAL OB/XF 2,496																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																				
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																											
2	005600	A	TIMBER 3 SI	0			0.00	0.00	1.50	AC		1.00	1.00	1.00	410.00	410.00	615																											
3	006000	A	PAST1/HAY	0			0.00	0.00	4.11	AC		1.00	1.00	1.00	440.00	440.00	1,808																											
4	009910	M	MKT. VAL. AG	0			0.00	0.00	6.61	AC		1.00	1.00	1.00	19,000.00	19,000.00	125,590																											
REVIEW DATE			03/09/2020		BY		TWA		Total Acres: 6.61		Total Land Value: 32,423		Market: 125,590		Agricultural: 2,423		Common: 30,000		PRINTED 08/02/2023 BY SYS																									