PT OF SE1/4 1979 STAR SW/MH
PARCELS 2-3 & 2-4
IN OR 2414/579

FRAILEY SAMUEL A III
744 D FOURAKER RD
BRYCEVILLE, FL 32009

2023

06-2S-23-0000-0002-0030

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 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	06	Quality Level 06

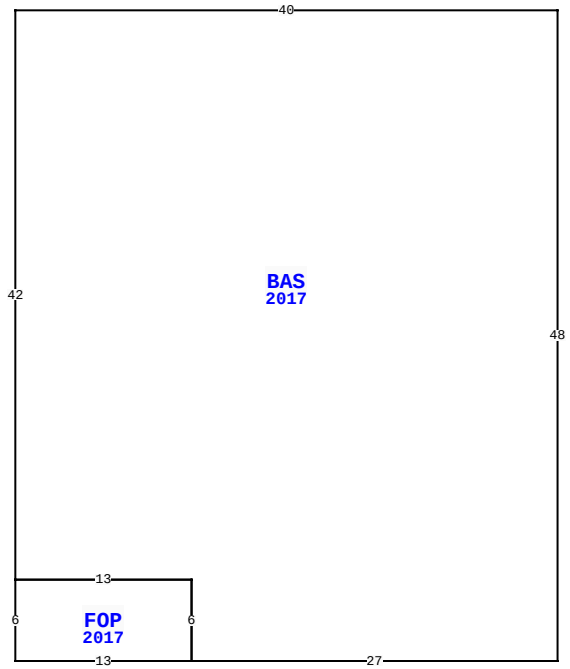
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,842	100	1,842	122,306
FOP	78	30	23	1,527
TOTALS	1,920		1,865	123,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,865	163.5400	114.48	213,505	2000	2005	0	0	0	42.00	58.00

1 M/H 94+ – 0% - 0 Heated Area: 1842 HX Base Yr



744 D FOURAKER RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	123,833
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	159,410
TOTAL MARKET VALUE	295,243
SOH/AGL Deduction	83,163
ASSESSED VALUE	212,080
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	212,080
TOTAL JUST VALUE	295,243
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1704321	CO ISSUED	0	05/16/2017
C4959	CO ISSUED	0	06/01/2007
MH4959	MH MOVE-ON	0	06/01/2007
E19388	ELEC OTHER	0	06/01/2007
M13022	MECH OTHER	0	06/01/2007
P12497	OTHER	0	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2414/0579	5/28/2020	WD	Q	I	01	208,000
GRANTOR: RAWLINS JESSICA F & J						
GRANTEE: FRAILEY SAMUEL A II						
2414/0572	6/06/2020	QC	U	I	11	100
GRANTOR: FOURAKER JO ANNE & JU						
GRANTEE: RAWLINS JESSICA F &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W40 S42 FOP=[YR=2017] S6 E13 N6 W13$ E13 S6 E27 N48$.

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000102	C	SFR/MH	0	0007	OR	0.00	0.00	8.39	AC		1.00	1.00	1.00	19,000.00	19,000.00	159,410							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 8.39 Total Land Value: 159,410 Market: 0 Agricultural: 0 Common: 159,410 PRINTED 08/02/2023 BY SYS