

NE1/4 OF SE1/4
L/E OR 1517/1724
EX 4-1 4-3 THRU 4-8

FOURAKER JOANN L/E/
878 D FOURAKER ROAD
BRYCEVILLE, FL 32009

2023

06-2S-23-0000-0004-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	05	AVERAGE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	08	SHT VINYL	50
Interior Floor	13	LVT/LAMNT	50
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	TOT ADJ AREA
BAS	1,744	100	1,744
FSP	300	40	120
UST	160	45	72
TOTALS	2,204		1,936
			145,462

MARKET ADJUSTMENTS																											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
0100	01	1,936	120.8340	109.05	211,121	1972	1977	0	0	31.10	68.90																
1 SINGLE FAM - 100% - 0 Heated Area: 1744 HX Base Yr																											
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>JH</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td>01/30/2008</td> <td></td> <td></td> <td></td> <td></td> <td>06/16/2023</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	JH	LGL DATE	LAND DATE	AG DATE	01/30/2008					06/16/2023	MLU
BLD DATE	XF DATE	INC DATE	JH	LGL DATE	LAND DATE	AG DATE																					
01/30/2008					06/16/2023	MLU																					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			169,298
TOTAL MARKET OB/XF VALUE			504
TOTAL LAND VALUE - MARKET			113,000
TOTAL MARKET VALUE			282,802
SOH/AGL Deduction			152,962
ASSESSED VALUE			129,840
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			74,840
TOTAL JUST VALUE			282,802
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			222,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-140	MH MOVE-ON	40,500	11/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/1724	8/07/2007	WD U	I	06		100
GRANTOR: FOURAKER JOANN						
GRANTEE: FOURAKER JO ANN L/E						
1512/1458	7/16/2007	WD U	I	01		100
GRANTOR: FOURAKER JOANN						
GRANTEE: FOURAKER JO ANN L/E						

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
11	0810	CONCRETE A	0	100	25	5		SF 6.50	6.50	100	1990	1990	3	62	504	

BUILDING NOTES

BUILDING DIMENSIONS
UST=[YR=1993] W20 BAS=[YR=1993] W48 S28 E15 FSP=[YR=1993] S10 E30 N10 W30\$ E53 N20 W20 N8\$ S8 E20 N8\$.

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	000115	C	SFR ACRES	100	0005		0.00	0.00	3.32	AC		1.00	1.00	1.00	25,000.00	25,000.00	83,000							

