PT OF SW1/4 OF NW1/4 OF
SEC 20-1S-23E IN OR 1953/778
BEING EXHIBIT "A"

FOURAKER MARY E ETAL JTROS/SMITH ELIZABETH ANN
1174 DIBBLE LANE
BRYCEVILLE, FL 32009

2023

20-1S-23-0000-0002-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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	05	Quality Level 05

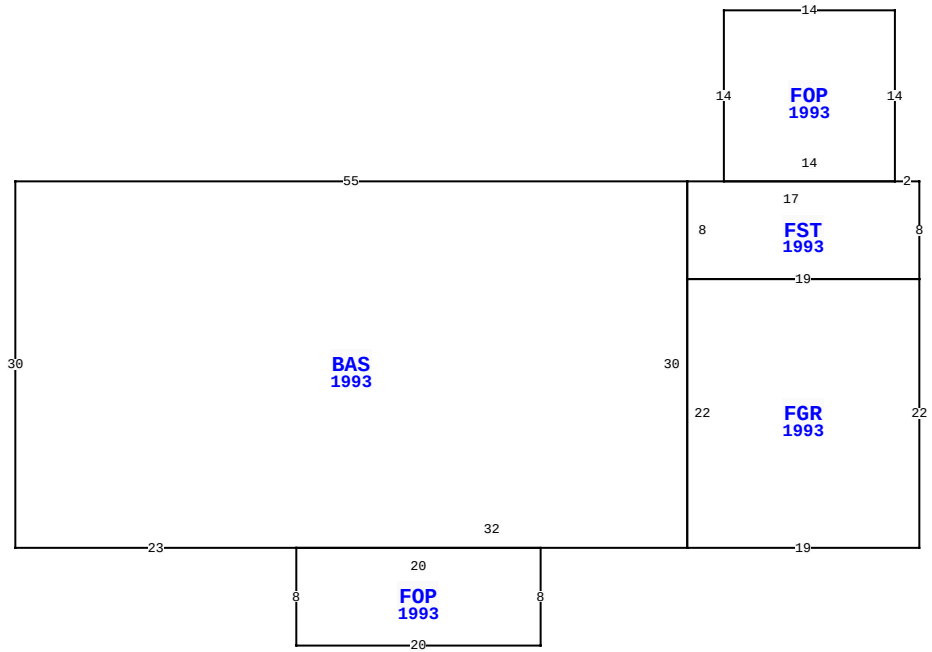
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	1,650	143,157
FGR	418	55	230	19,955
FOP	160	30	48	4,165
FOP	196	30	59	5,119
FST	152	55	84	7,288
TOTALS	2,576		2,071	179,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,071	135.3968	122.20	253,076	1974	1984	0	0	0	29.00	71.00

1 SINGLE FAM – 100% - 0 Heated Area: 1650 HX Base Yr



1174 DIBBLE LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/21/2016 MF
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		179,684
TOTAL MARKET OB/XF VALUE		1,260
TOTAL LAND VALUE - MARKET		201,000
TOTAL MARKET VALUE		215,804
SOH/AGL Deduction		109,240
ASSESSED VALUE		106,564
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		51,564
TOTAL JUST VALUE		381,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1953/0778	12/17/2014	QC	U	I	11	100

GRANTOR: FOURAKER MARY E (WIDO

GRANTEE: FOURAKER MARY E ETA

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W2 FOP=[YR=1993] N14 W14 S14 E14$ W17
BAS=[YR=1993] W55 S30 E23 FOP=[YR=1993] S8 E20 N8 W20$ E32
FGR=[YR=1993] E19 N22 W19 S22$ N30$ S8 E19 N8$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1974	1974	3	36	1,260	

LAND DESCRIPTION

TOTAL OB/XF 1,260

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	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	005501	A	TIMB2-2 SI	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	540.00	540.00	4,860							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000							

REVIEW DATE 03/10/2022 BY TWA Total Acres: 10.00 Total Land Value: 34,860 Market: 171,000 Agricultural: 4,860 Common: 30,000 PRINTED 08/02/2023 BY SYS