PT S1/2 OF SEC 28-1N-24E IN
OR 1380/150 BEING PARCEL 2
(EX LTD ACCESS IN RGTS IN

FOURAKER JAMES LVG TRUST/FOURAKER JAMES
PO BOX 21
BRYCEVILLE, FL 32009-0021

2023

28-1N-24-0000-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

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

8350 BROOKS RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	74,100
TOTAL MARKET VALUE	86,100
SOH/AGL Deduction	35,441
ASSESSED VALUE	50,659
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,659
TOTAL JUST VALUE	86,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1380/0150	1/09/2006	WD	U	I	07	100
GRANTOR: FOURAKER JAMES DAVID						
GRANTEE: FOURAKER JAMES TRUS						
1354/1671	10/03/2005	WD	U	I	01	100
GRANTOR: FOURAKER JAMES						
GRANTEE: FOURAKER JAMES TRUS						

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
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	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	000001	C	V RS W/XFOB	0	0004	OR	0.00	0.00	2.47	AC		1.00	1.00	1.00	30,000.00	30,000.00	74,100							

REVIEW DATE 05/20/2021 BY TWA Total Acres: 2.47 Total Land Value: 74,100 Market: 0 Agricultural: 0 Common: 74,100 PRINTED 08/02/2023 BY SYS