IN OR 1376/1586 & OR 1376/1584
& OR 1376/1582
PARCELS 12 12-4 & 11

FOURAKER THOMAS J & ANN J
PO BOX 1
BRYCEVILLE, FL 32009-0001

2023

30-1S-24-0000-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	13	LVT/LAMNT 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

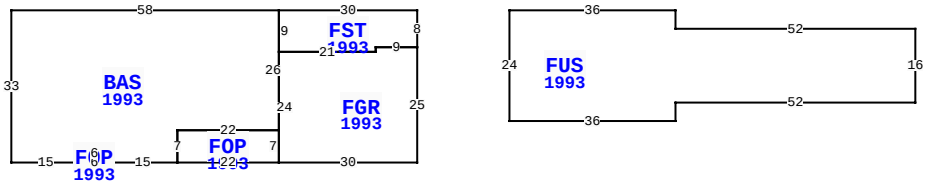
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,748	100	1,748	106,653
FGR	729	55	401	24,467
FOP	12	30	4	244
FOP	154	30	46	2,807
FST	261	55	144	8,786
FUS	1,696	100	1,696	103,481
TOTALS	4,600		4,039	246,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,039	96.0960	86.73	350,302	1979	1979	0	0	0	29.65	70.35

1 SINGLE FAM – 100% - 0 Heated Area: 3444 HX Base Yr



7724 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		246,437
TOTAL MARKET OB/XF VALUE		442
TOTAL LAND VALUE - MARKET		162,750
TOTAL MARKET VALUE		409,629
SOH/AGL Deduction		228,472
ASSESSED VALUE		181,157
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		131,157
TOTAL JUST VALUE		409,629
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1614905	REPAIR/RRF	10,750	03/31/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/1586	12/28/2005	WD	U	I	01	100

GRANTOR: FOURAKER THOMAS J & A

GRANTEE: FOURAKER THOMAS J &

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W30 BAS=[YR=1993] W58 S33 E15 FOP=[YR=1993] E6 N2 W6 S2$ N2 E6 S2 E15 FOP=[YR=1993] E22 FGR=[YR=1993] E30 N25 W9 S1 W21 S24$ N7 W22 S7$ N7 E22 N26$ S9 E21 N1 E9 N8$ PTR= E20 FUS=[YR=1993] E36 S4 E52 S16 W52 S4 W36 N24$ W20$.

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	1242	WD DECK A	0	100	10	5	50.00	SF	14.00	14.00	100	1991	1991	3	20	140	
2	1242	WD DECK A	0	100	36	3	108.00	SF	14.00	14.00	100	1991	1991	3	20	302	

LAND DESCRIPTION

TOTAL OB/XF 442

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	000115	C	SFR ACRES	100	0005	RS-2	0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000							
2	000115	C	SFR ACRES	100	0005	RS-2	0.00	0.00	3.51	AC		1.00	1.00	1.00	25,000.00	25,000.00	87,750							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 6.51 Total Land Value: 162,750 Market: 0 Agricultural: 0 Common: 162,750 PRINTED 08/02/2023 BY SYS