IN OR 2372/338
(EX 14-4)

FOURAKER EARL L & LOU E
P O BOX 26
BRYCEVILLE, FL 32009

2023

30-1S-24-0000-0014-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

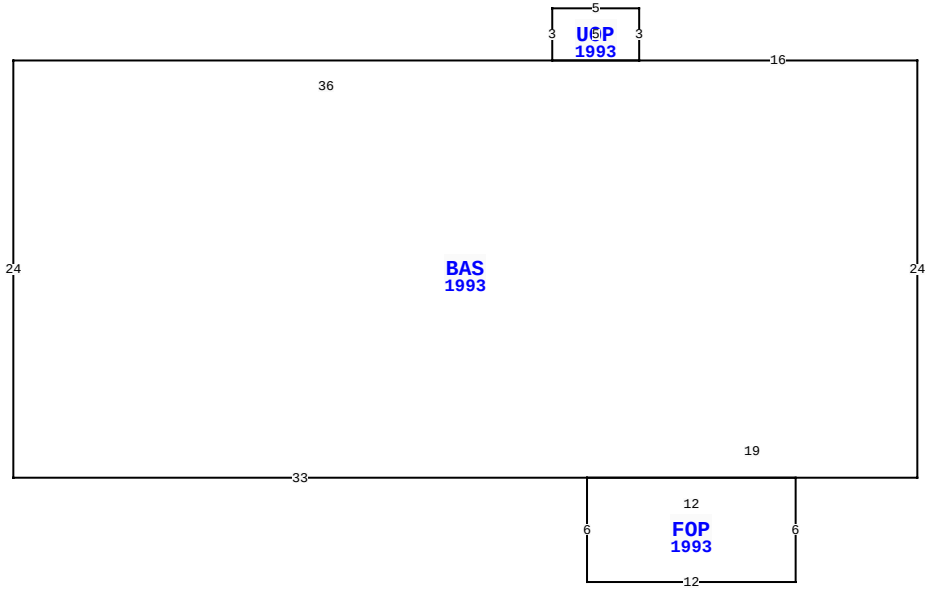
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	92,303
FOP	72	30	22	1,627
UOP	15	20	3	222
TOTALS	1,335		1,273	94,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,273	107.1200	96.68	123,074	1975	1975	0	0	0	23.50	76.50

1 SINGLE FAM – 0% - 0 Heated Area: 1248 HX Base Yr



6675 CHURCH AVE, BRYCEVILLE

BLD DATE	08/01/2007	JH	LGL DATE	
XF DATE	08/01/2007	JH	LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	94,152
TOTAL MARKET OB/XF VALUE	162
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	118,314
SOH/AGL Deduction	14,456
ASSESSED VALUE	103,858
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,858
TOTAL JUST VALUE	118,314
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2372/0338	6/30/2020	WD	U	I	11	100
GRANTOR: INMAN KAREN F & LARRY						
GRANTEE: FOURAKER EARL L & L						
2344/1935	3/03/2020	WD	U	I	11	100
GRANTOR: FOURAKER LIVING TRUST						
GRANTEE: INMAN KAREN F & LAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 UOP=[YR=1993] N3 W5 S3 E5$ W36 S24 E33
FOP=[YR=1993] S6 E12 N6 W12$ E19N24$.

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	0810	CONCRETE A	0	0	16	3	48.00	SF	6.50	6.50	100	1986	1986	3	52	162	

LAND DESCRIPTION

TOTAL OB/XF 162

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	000100	C	SFR	0	0005	RS-2	0.00	0.00	0.40	AC		1.00	1.00	2.00	30,000.00	60,000.00	24,000							

REVIEW DATE 07/22/2019 BY TWA Total Acres: 0.40 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 08/02/2023 BY SYS