



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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	06	Quality Level 06
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
BAL	28	15	4	357
BAS	1,552	100	1,552	138,618
BAS	192	100	192	17,148
FCP	360	25	90	8,039
FOP	154	30	46	4,108
FOP	38	30	11	983
FST	240	55	132	11,790
FUS	589	100	589	52,607
TOTALS	3,153		2,616	233,650

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
2	0500	FP-PRE FAB
3	0200	BARN WD 0-
4	0681	POLE SHED
5	0510	GARAGE WD-
6	0510	GARAGE WD-
7	0681	POLE SHED
8	0810	CONCRETE A
10	0825	BRICK
11	0810	CONCRETE A
12	0681	POLE SHED

LAND DESCRIPTION		
L N	USE CODE	CLS
1	005000	C
2	006000	A
3	009910	M

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,616	135.5712	122.35	320,068	1960	1968		0	0	27.00
1 SINGLE FAM - 100% - 0											
Heated Area: 2333											
HX Base Yr											

7540 FOURAKER RD, BRYCEVILLE											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
06/15/2023 MLU											

TOTAL OB/XF											
22,169											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	100	0005	RS-2	0.00	0.00	1.00	AC	
2	006000	A	PAST1/HAY	0			0.00	0.00	4.00	AC	
3	009910	M	MKT. VAL. AG	0			0.00	0.00	5.00	AC	

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		233,650	
TOTAL MARKET OB/XF VALUE		40,381	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		305,791	
SOH/AGL Deduction		147,516	
ASSESSED VALUE		158,275	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		103,275	
TOTAL JUST VALUE		399,031	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		264,115	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310709	ADDITION	52,232	04/09/2003
R034753	REPAIR/RRF	1,750	01/02/2003
E017813	NEW CONSTR	0	03/01/2001
B007586	GARAGE	40,000	09/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1000/1398	8/01/2001	WD	U	I	01
GRANTOR: EUBANKS ROBERT E					
GRANTEE: EUBANKS ROBERT E TR					
0234/0115	2/01/1977	WD	U	I	
GRANTOR:					
GRANTEE:					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W32 N9 W14 BAS=[YR=2004] N2 W10 FOP=[YR=2012] N4 W8 S7 U3 R4 E4\$ W4 D3 L4 S8 E18 N9 \$ S9 W24 N4 W7 S4 W0FST=[YR=1993] N8 W30 S8 FCP=[YR=1993] S18 E20 N18 W20\$ E30 \$ W10 S15 E28 S4 E7 N4 E15 FOP=[YR=1993] S6 E14 N11 W14 S5 \$ N5 E14 S5 E32 N15 \$ PTR= E15 BAL=[YR=2004] E7 S4 FUS=[YR=2004] E24 S19 W31 N19 E7 \$ W7 N4 \$ W15 \$.					

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										6
ELEMENT		CD		CONSTRUCTION						TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND		VALUATION SUMMARY											