LOT 3
IN OR 1376/1583 & OR 1995/840
PINE VIEW SUB PB3/64

FOURAKER LIVING TRUST/FOURAKER THOMAS J TRUSTEE
PO BOX 1
BRYCEVILLE, FL 32009-0001

2023

30-1S-24-2120-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	05	ASPH TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	OO	OWNER OCC 100
Quality	01	Quality Level 01

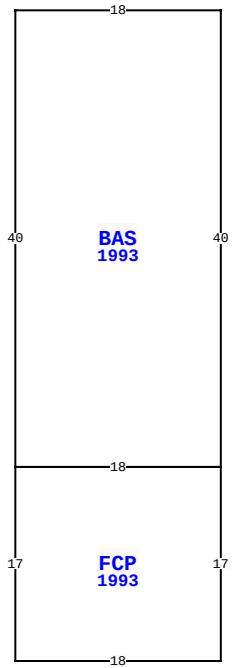
DOR CODE 1410 CONVENIENCE STORES
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 8002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	7,880
FCP	306	30	92	1,007
TOTALS	1,026		812	8,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1402	04	812	50.3212	54.72	44,433	1945	1955	0	0	0	80.00	20.00

1 CONVESTORE – 0% - 0 Heated Area: 720 HX Base Yr



7674 US HWY 301, BRYCEVILLE

BLD DATE	09/16/2014	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	30,229
TOTAL MARKET OB/XF VALUE	6,614
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	62,843
SOH/AGL Deduction	6,455
ASSESSED VALUE	56,388
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,388
TOTAL JUST VALUE	62,843
NCON VALUE	0
INCOME VALUE	1,799,850
PREVIOUS YEAR MKT VALUE	51,302

TPO ROOF

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006117	TPO ROOF	12,000	05/11/2023
M1420328	MECH OTHER	2,500	11/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1995/0840	8/04/2015	WD	U	I	16	57,000
GRANTOR: FOURAKER LOUISE G						
GRANTEE: FOURAKER BROTHERS B						
1990/1431	7/14/2015	FJ	U	I	11	0
GRANTOR: FOURAKER JAMES H EST						
GRANTEE: FOURAKER LOUISE G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S40 FCP=[YR=1993] S17 E18 N17 W18$ E18 N40$.

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
3	0803	ASPHALT C	0	0	0	0	2,784.00	SF	2.00	2.00	100	1965	1965	3	50	2,784	
4	0812	CONCRETE C	0	0	0	0	2,263.00	SF	4.00	4.00	100	1965	1965	3	20	1,810	
5	0524	PUMP ISLND	0	0	3	12	36.00	SF	4.50	4.50	100	1960	1960	3	39.8	64	
6	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	100	1965	1965	3	100	500	
7	0473	VF 3 RAIL	0	0	0	0	42.00	LF	7.50	7.50	100	2002	2002	3	61	192	
8	7000	SIGN	0	0	11	2	22.00	SF	100.00	100.00	100	1965	1965	3	20	440	
9	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2002	2002	3	61	824	

LAND DESCRIPTION

TOTAL OB/XF 6,614

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	001410	C	CONV STORE	0	0004	CG	100.00	125.00	1.00	UT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 07/10/2020 BY TWA Total Acres: 0.00 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 08/02/2023 BY SYS

LOT 3
IN OR 1376/1583 & OR 1995/840
PINE VIEW SUB PB3/64

FOURAKER LIVING TRUST/FOURAKER THOMAS J TRUSTEE
PO BOX 1
BRYCEVILLE, FL 32009-0001

2023

30-1S-24-2120-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

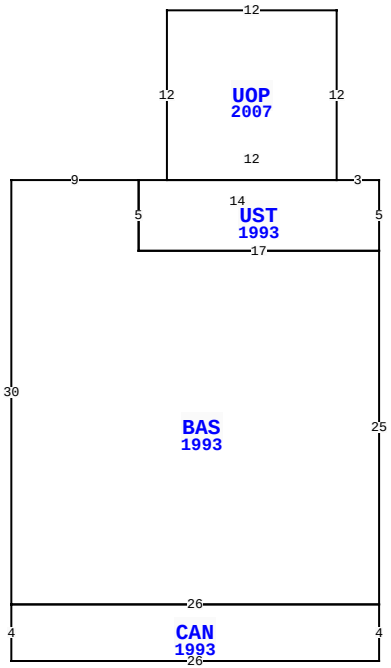
DOR CODE	1410	CONVENIENCE STORES	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	8002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	695	100	695	17,201
CAN	104	30	31	767
UOP	144	20	29	718
UST	85	40	34	842
TOTALS	1,028		789	19,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	789	87.1500	123.75	97,639	1968	1968	0	0	0	80.00	20.00

2 OFFICE 1&2 – 0% - 0 Heated Area: 695 HX Base Yr



7674 US HWY 301, BRYCEVILLE

BLD DATE	09/16/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	30,229
TOTAL MARKET OB/XF VALUE	6,614
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	62,843
SOH/AGL Deduction	6,455
ASSESSED VALUE	56,388
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,388
TOTAL JUST VALUE	62,843
NCON VALUE	0
INCOME VALUE	1,799,850
PREVIOUS YEAR MKT VALUE	51,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1995/0840	8/04/2015	WD	U	I	16	57,000
GRANTOR: FOURAKER LOUISE G						
GRANTEE: FOURAKER BROTHERS B						
1990/1431	7/14/2015	FJ	U	I	11	0
GRANTOR: FOURAKER JAMES H EST						
GRANTEE: FOURAKER LOUISE G						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W3 UOP=[YR=2007] N12W12S12 E12$ W14
BAS=[YR=1993] W9 S30 CAN=[YR=1993] S4 E26 N4 W26$ E26 N25 W17 N5$ S5 E17 N5$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/10/2020 BY TWA Total Acres: 0.00 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 08/02/2023 BY SYS

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PO BOX 1
BRYCEVILLE, FL 32009-0001

2023

30-1S-24-2120-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

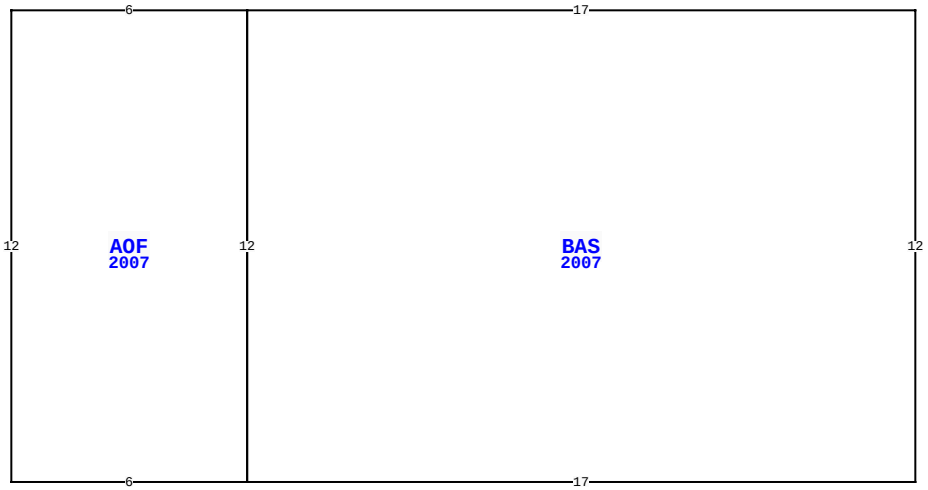
DOR CODE	1410	CONVENIENCE STORES	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	8002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	72	100	72	474
BAS	204	100	204	1,342
TOTALS	276		276	1,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	04	276	54.8100	13.15	3,629	1965	1965	0	0	0	50.00	50.00

3 BARNS – 0% - 0 Heated Area: 276 HX Base Yr



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XF DATE			LAND DATE
INC DATE			AG DATE

7674 US HWY 301, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY	STANDARD
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TOTAL EXEMPTION VALUE	0
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INCOME VALUE	1,799,850
PREVIOUS YEAR MKT VALUE	51,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: FOURAKER LOUISE G						
GRANTEE: FOURAKER BROTHERS B						
1990/1431	7/14/2015	FJ	U	I	11	0
GRANTOR: FOURAKER JAMES H EST						
GRANTEE: FOURAKER LOUISE G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W17AOF=[YR=2007] W6S12E6N12$ S12E17N12$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/10/2020 BY TWA Total Acres: 0.00 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 08/02/2023 BY SYS