LOT 10
IN OR 534 PG 458
PINEVIEW SUB PB 3/64

WILLIAMS JEFFERY WADE & GAY P
7579 FOURAKER RD
BRYCEVILLE, FL 32009

**2023**

**30-1S-24-2120-0010-0000**

## BUILDING CHARACTERISTICS

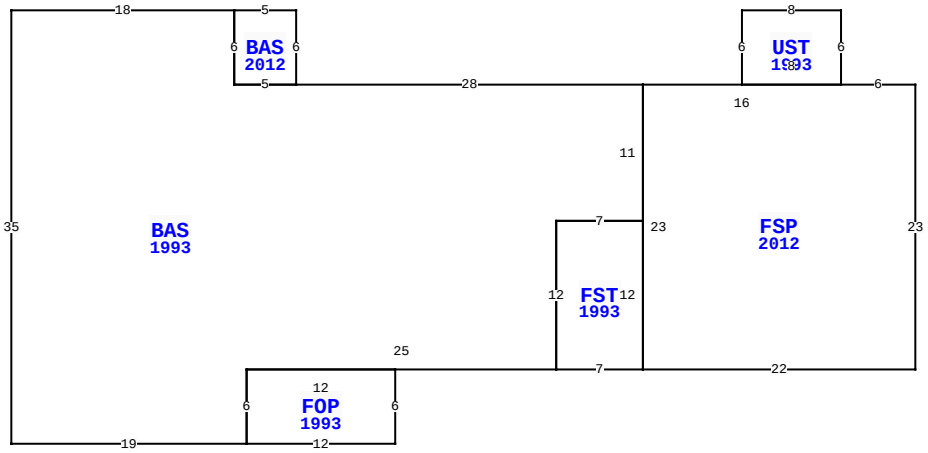
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 90 |
| Interior Wall | 04 | PLYWOOD 10 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 | 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 | 1,311 | 100 | 1,311 | 109,841 |
| BAS | 30 | 100 | 30 | 2,513 |
| FOP | 72 | 30 | 22 | 1,843 |
| FSP | 506 | 40 | 202 | 16,925 |
| FST | 84 | 55 | 46 | 3,854 |
| UST | 48 | 45 | 22 | 1,843 |
| TOTALS | 2,051 | | 1,633 | 136,819 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,633 | 111.1800 | 100.34 | 163,855 | 1950 | 1985 | 0 | 0 | 0 | 16.50 | 83.50 |

1 SINGLE FAM – 100% - 0 Heated Area: 1341 HX Base Yr




7579 FOURAKER RD, BRYCEVILLE

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 136,819 |
| TOTAL MARKET OB/XF VALUE | | 2,075 |
| TOTAL LAND VALUE - MARKET | | 24,000 |
| TOTAL MARKET VALUE | | 162,894 |
| SOH/AGL Deduction | | 81,314 |
| ASSESSED VALUE | | 81,580 |
| TOTAL EXEMPTION VALUE | HX HB DX | 55,000 |
| BASE TAXABLE VALUE | | 26,580 |
| TOTAL JUST VALUE | | 162,894 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 147,395 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17005980 | REPAIR/RRF | 8,981 | 09/28/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0534/0458 | 12/31/1987 | WD | Q | I | | 44,500 |
| GRANTOR: FOURAKER JUDITH S | | | | | | |
| GRANTEE: WILLIAMS JEFFERY & | | | | | | |
| 0534/0457 | 12/31/1987 | QC | U | I | | 100 |
| GRANTOR: SURRENCY WILLIAM | | | | | | |
| GRANTEE: FOURAKER JUDITH S | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2012] W6 UST=[YR=1993] N6 W8 S6 E8 $ W16
BAS=[YR=1993] W28 BAS=[YR=2012] N6 W5 S6 E5$ W5 N6 W18 S35
E19 FOP=[YR=1993] E12N6 W12 S6$ N6 E25 FST=[YR=1993] E7 N12
W7 S12$ N12E7 N11$ S23 E22 N23$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1980 | 1980 | 3 | 49 | 1,715 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 6 | 10 | 60.00 | SF | 30.00 | 30.00 | 100 | 1979 | 1979 | 3 | 20 | 360 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,075

| 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 | 100 | 0005 | CG | 0.00 | 0.00 | 0.40 | AC | | 1.00 | 1.00 | 2.00 | 30,000.00 | 60,000.00 | 24,000 | | | | | | | |

REVIEW DATE 11/29/2017 BY TWX Total Acres: 0.40 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 08/02/2023 BY SYS