LOTS 20 21 36 & 37
IN OR 1967/75
PINE VIEW SUB PB 3/64

ABERNATHY MIA L & PAUL E/
7699 HWY 301
BRYCEVILLE, FL 32009

2023

30-1S-24-2120-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

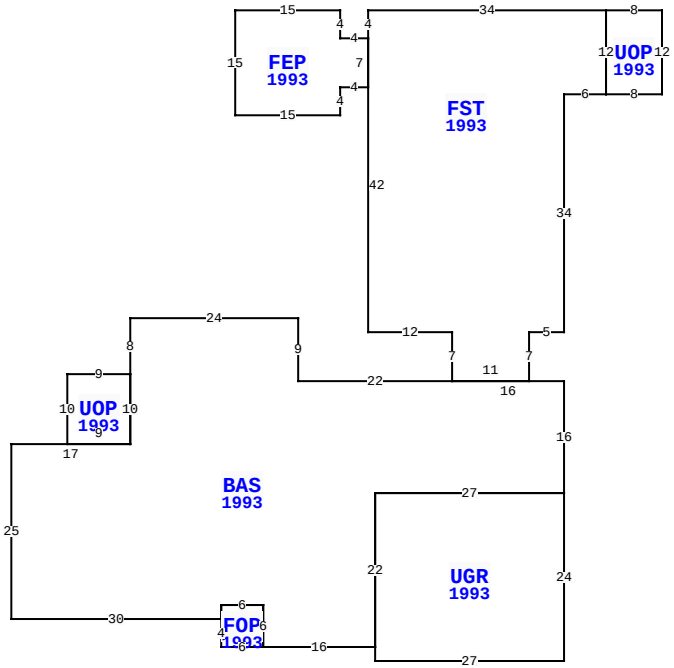
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,315	100	2,315	117,557
FEP	253	80	202	10,258
FOP	36	30	11	559
FST	1,437	55	790	40,116
UGR	648	45	292	14,828
UOP	90	20	18	914
UOP	96	20	19	965
TOTALS	4,875		3,647	185,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,647	93.0600	83.99	306,312	1968	1968	0	0	0	39.54	60.46

1 SINGLE FAM – 100% - 2017 Heated Area: 2315 HX Base Yr 2017



7699 US HWY 301, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		276,260
TOTAL MARKET OB/XF VALUE		22,641
TOTAL LAND VALUE - MARKET		31,800
TOTAL MARKET VALUE		330,701
SOH/AGL Deduction		113,323
ASSESSED VALUE		217,378
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		167,378
TOTAL JUST VALUE		330,701
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P15576	OTHER	0	03/01/2012
E24793	ELEC OTHER	0	02/01/2012
B941470	ADDITION	25,776	12/01/1994
7126	SWIM POOL	15,000	04/01/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1967/0075	2/26/2015	WD	U	I	11	100
GRANTOR: FOURAKER LIVING TRUST						
GRANTEE: ABERNATHY MIA L & P						
1341/1967	8/15/2005	WD	U	I	01	100
GRANTOR: FOURAKER JUDITH S						
GRANTEE: FOURAKER LESTER O &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W8 FST=[YR=1993] W34S4 FEP=[YR=1993] W4N4W15 S15 E15 N4 E4 N7$ S42 E12 S7 BAS=[YR=1993] W22 N9 W24 S8 UOP=[YR=1993] W9 S10 E9 N10$ S10 W17 S25 E30 FOP=[YR=1993] S4 E6 N6 W6 S2$N2 E6 S6 E16 UGR=[YR=1993] S2 E27 N24 W27 S22$ N22 E27 N16 W16$ E11 N7 E5 N34 E6 N12$ S12 E8 N12$.

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	0812	CONCRETE C	0	100	0	0	1,502.00	SF	4.00	4.00	100	1980	1980	3	35	2,103	
3	0510	GARAGE WD-	0	100	48	26	1,248.00	SF	35.00	35.00	100	1975	1975	3	20	8,736	
4	0866	POOL FIBER	0	100	14	32	448.00	SF	72.00	72.00	100	1984	1984	3	20	6,451	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	
6	0350	CARPORT WD	0	100	28	11	308.00	SF	13.00	13.00	100	1996	1996	3	20	801	
7	0510	GARAGE WD-	0	100	36	10	360.00	SF	35.00	35.00	100	1975	1975	3	20	2,520	

LAND DESCRIPTION

TOTAL OB/XF 22,641

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	0004	CG	0.00	0.00	1.06	AC		1.00	1.00	1.00	30,000.00	30,000.00	31,800							

REVIEW DATE 07/22/2019 BY TWA Total Acres: 1.06 Total Land Value: 31,800 Market: 0 Agricultural: 0 Common: 31,800 PRINTED 08/02/2023 BY SYS

LOTS 20 21 36 & 37
IN OR 1967/75
PINE VIEW SUB PB 3/64

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

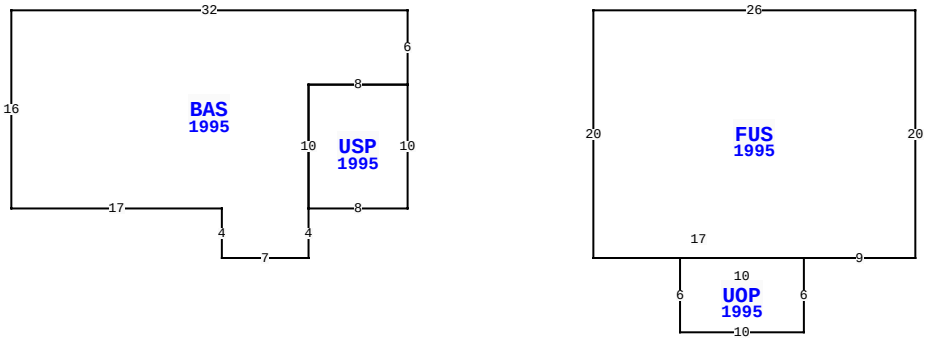
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	460	100	460	41,230
FUS	520	100	520	46,607
UOP	60	20	12	1,076
USP	80	30	24	2,151
TOTALS	1,120		1,016	91,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,016	114.4800	103.32	104,973	1995	1995	0	0	0	13.25	86.75

2 SINGLE FAM – 100% - 2017 Heated Area: 980 HX Base Yr 2017



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SALES DATA

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GRANTOR: FOURAKER JUDITH S						
GRANTEE: FOURAKER LESTER O &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W32 S16 E17 S4 E7 N4 USP=[YR=1995] E8 N10 W8 S10$ N10 E8 N6$ PTR=E15 FUS=[YR=1995] E26 S20W9 UOP=[YR=1995] S6 W10 N6 E10$ W17 N20 $ W15$.

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

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