PT GOVT LOT 2 OF SEC 32-1S-23E
IN OR 2234/1063
{N89808A & N89808B}

FOURAKER DAVID J & KIMBERLY H
843 D FOURAKER RD
BRYCEVILLE, FL 32009

2023

32-1S-23-0000-0002-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

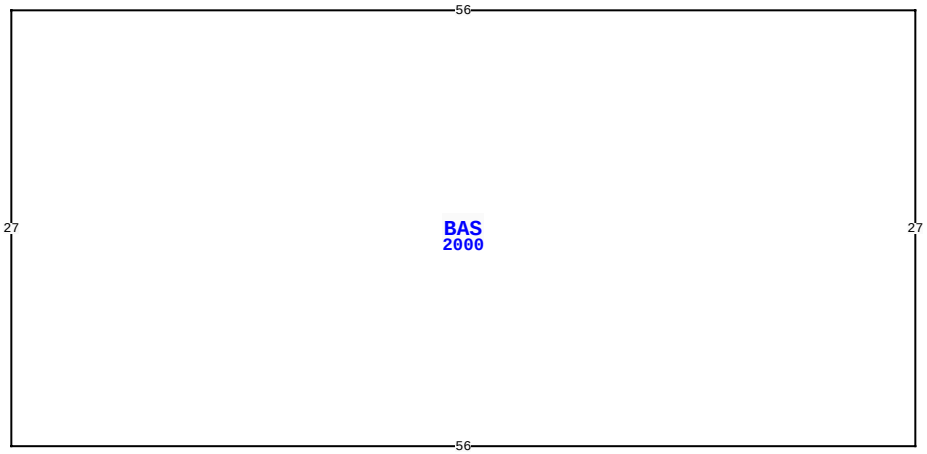
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	59,338
TOTALS	1,512		1,512	59,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	116.8000	81.76	123,621	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 0 Heated Area: 1512 HX Base Yr



1677 BOYD RD, 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	59,338
TOTAL MARKET OB/XF VALUE	1,100
TOTAL LAND VALUE - MARKET	33,000
TOTAL MARKET VALUE	93,438
SOH/AGL Deduction	9,945
ASSESSED VALUE	83,493
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,493
TOTAL JUST VALUE	93,438
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2234/1063	11/01/2018	TX	U	I	11	4,900
GRANTOR: TAX COLLECTOR						
GRANTEE: FOURAKER DAVID J &						
1572/1256	6/19/2008	WD	U	I	07	100
GRANTOR: BOYD GRACE B						
GRANTEE: DEVANE RANDY K & AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W56 S27 E56 N27$.

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
2	0752	USP	0	0	20	10	200.00	SF	15.00	15.00	100	2001	2001	3	30	900	
3	1242	WD DECK A	0	0	10	10	100.00	SF	10.00	10.00	100	2001	2001	3	20	200	

LAND DESCRIPTION

TOTAL OB/XF 1,100

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	000102	C	SFR/MH	0	0005	OR	0.00	0.00	1.10	AC		1.00	1.00	1.00	30,000.00	30,000.00	33,000							

REVIEW DATE 08/19/2019 BY TWA Total Acres: 1.10 Total Land Value: 33,000 Market: 0 Agricultural: 0 Common: 33,000 PRINTED 08/02/2023 BY SYS