IN OR 2425/26
EX R/W OR 904/1344

**FOURAKER HARRY L**
6821 CR 121
BRYCEVILLE, FL 32009

**2023**

**37-1S-23-0000-0001-0050**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 11 | BD/BTN AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 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 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |

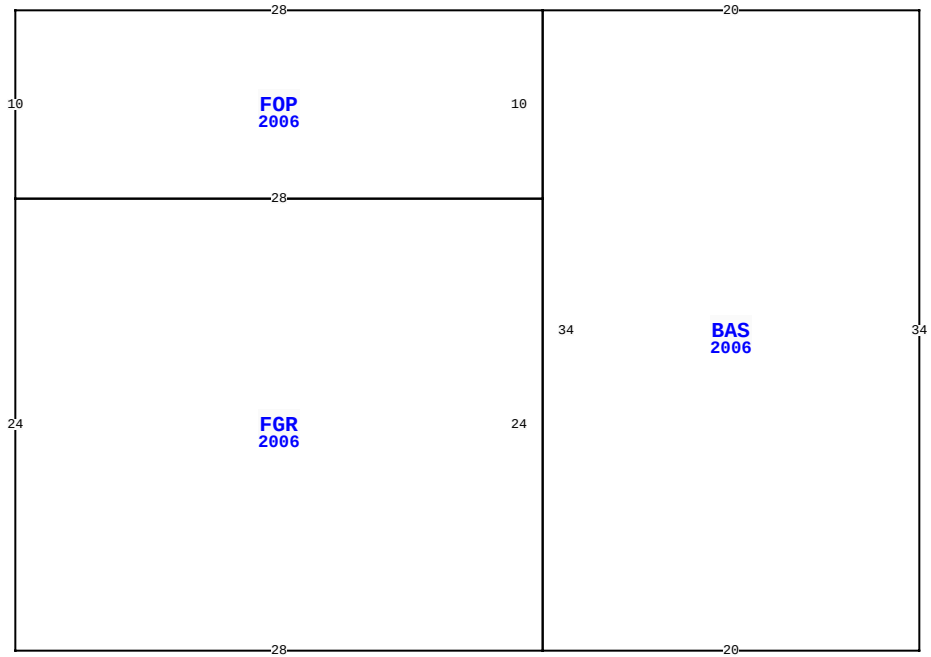
| | | |
|---|---|---|
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 9001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 680 | 100 | 680 | 60,382 |
| FGR | 672 | 55 | 370 | 32,856 |
| FOP | 280 | 30 | 84 | 7,459 |
| TOTALS | 1,632 | | 1,134 | 100,697 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,134 | 108.1200 | 97.58 | 110,656 | 2003 | 2004 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 680 HX Base Yr




6821 CR 121, BRYCEVILLE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 100,697 |
| TOTAL MARKET OB/XF VALUE | 30,123 |
| TOTAL LAND VALUE - MARKET | 24,000 |
| TOTAL MARKET VALUE | 154,820 |
| SOH/AGL Deduction | 17,103 |
| ASSESSED VALUE | 137,717 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 137,717 |
| TOTAL JUST VALUE | 154,820 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 125,197 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0515152 | XFOB | 0 | 05/01/2005 |
| E0310696 | CHNGE SRVC | 0 | 01/21/2003 |
| B0310755 | XFOB | 0 | 01/02/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2425/0026 | 1/13/2021 | QC | U | I | 11 | 100 |
| GRANTOR: FOURAKER GLORIA F | | | | | | |
| GRANTEE: FOURAKER HARRY L | | | | | | |
| 2076/1669 | 9/06/2016 | PR | U | I | 19 | 100 |
| GRANTOR: FOURAKER GLORIA F P/R | | | | | | |
| GRANTEE: FOURAKER GLORIA F | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W20 FOP=[YR=2006] W28 S10 FGR=[YR=2006] S24 E28 N24 W28$ E28 N10$ S34 E20 N34$.

## 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 | 0681 | POLE SHED | 0 | 0 | 48 | 44 | 2,112.00 | SF | 22.50 | 22.50 | 100 | 2003 | 2003 | 3 | 36 | 17,107 | |
| 4 | 0811 | CONCRETE B | 0 | 0 | 24 | 24 | 576.00 | SF | 5.20 | 5.20 | 100 | 2005 | 2005 | 3 | 87 | 2,606 | |
| 5 | 0510 | GARAGE WD- | 0 | 0 | 26 | 26 | 676.00 | SF | 35.00 | 35.00 | 100 | 2005 | 2005 | 3 | 44 | 10,410 | |

## LAND DESCRIPTION

TOTAL OB/XF 30,123

| 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 | 0 | 0004 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 0.80 | 30,000.00 | 24,000.00 | 24,000 | | | | | | | |

REVIEW DATE 09/25/2018 BY TWA Total Acres: 1.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 08/02/2023 BY SYS