

PT OF NE1/4 OF SE1/4 &
PT OF NW1/4 OF SE1/4
IN OR 464/573 (EX OR 2265/17)

HORTON JULIE ANN
653 D FOURAKER RD
BRYCEVILLE, FL 32009

2024

06-2S-23-0000-0002-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	05	AVERAGE 100		0100	01	2,075	112.5040	106.88	221,776	1985	1996		0	0	0	13.25	86.75	STANDARD											
Roof Structur	03	GABLE/HIP 100		1 SINGLE FAM - 100% - 0														Heated Area: 1680				HX Base Yr							
Roof Cover	12	MODULAR MT 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 60																											
Interior Floo	14	CARPET 40																											
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	5000		IMPROVED AG																										
MAP NUM				MKT AREA		09																							
NEIGHBORHOOD/LOC	9001.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,440	100	1,440	133,514																									
BAS	240	100	240	22,252																									
FCP	640	25	160	14,835																									
FOP	240	30	72	6,675																									
FSP	120	40	48	4,450																									
FST	49	55	27	2,504																									
FST	160	55	88	8,159																									
TOTALS	2,889		2,075	192,391																									
EXTRA FEATURES					653 D FOURAKER RD, BRYCEVILLE										BLD DATE				LGL DATE		06/15/2023		MLU						
															XF DATE				LAND DATE										
															INC DATE				AG DATE										
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													
1	0940	SHEDS/PORT	0 100	12	8	96.00	SF	20.10	20.10	100	1987	1987	3	20	386														
2	0681	POLE SHED	0 100	8	7	56.00	SF	15.00	15.00	100	1990	1990	3	20	168														
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