

NE1/4 OF SE1/4  
L/E OR 1517/1724  
EX 4-1 4-3 THRU 4-8

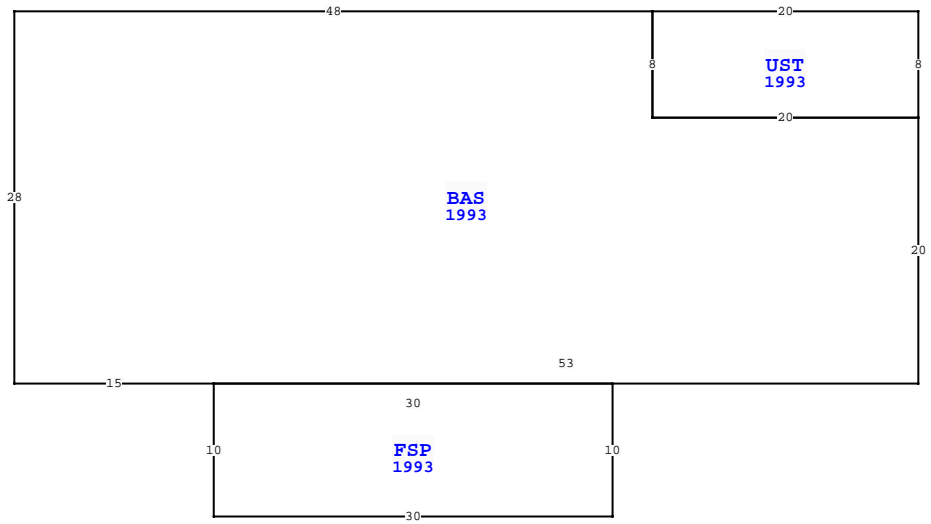
FOURAKER JOANN L/E/  
878 D FOURAKER ROAD  
BRYCEVILLE, FL 32009

2024

06-2S-23-0000-0004-0000

BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	19 COMMON BRK 90			
Exterior Wall	30 VINYL 10			
Roof Structure	03 GABLE/HIP 100			
Roof Cover	12 MODULAR MT 100			
Interior Wall	04 PLYWOOD 100			
Interior Floor	08 SHT VINYL 50			
Interior Floor	13 LVT/LAMNT 50			
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	1,744	100	1,744	136,973
FSP	300	40	120	9,425
UST	160	45	72	5,655
TOTALS	2,204		1,936	152,052

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,936	120.8340	114.79	222,233	1972	1977	0	0	0	31.58	68.42		
1 SINGLE FAM - 100% - 0 Heated Area: 1744 HX Base Yr														



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			176,129
TOTAL MARKET OB/XF VALUE			483
TOTAL LAND VALUE - MARKET			108,000
TOTAL MARKET VALUE			284,612
SOH/AGL Deduction			150,877
ASSESSED VALUE			133,735
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			78,735
TOTAL JUST VALUE			284,612
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			282,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-140	MH MOVE-ON	40,500	11/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/1724	8/07/2007	WD U	I	06		100
GRANTOR: FOURAKER JOANN						
GRANTEE: FOURAKER JO ANN L/E						
1512/1458	7/16/2007	WD U	I	01		100
GRANTOR: FOURAKER JOANN						
GRANTEE: FOURAKER JO ANN L/E						

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
1	0810	CONCRETE A	0	100	25	5			6.50	100	1990	1990	3	59.5	483	

BUILDING NOTES			
878 D FOURAKER RD, BRYCEVILLE			

**BUILDING DIMENSIONS**  
UST=[YR=1993] W20 BAS=[YR=1993] W48 S28 E15 FSP=[YR=1993] S10 E30 N10 W30\$ E53 N20 W20 N8\$ S8 E20 N8\$.

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	25,000							
2	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	3.32	AC		1.00	1.00	1.00	25,000.00	25,000.00	83,000							

