



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	1,680	100	1,680	142,786
BAS	441	100	441	37,482
FOP	208	30	62	5,269
FST	189	55	104	8,839
TOTALS	2,518		2,287	194,375

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,519.00	SF	4.00	4.00	
2	0510	GARAGE WD-	0	100	16	32	512.00	SF	35.00	35.00	
3	0680	POLE SHED	0	100	8	32	256.00	SF	10.00	10.00	
4	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	
5	0752	USP	0	100	17	10	170.00	SF	15.00	15.00	
6	0752	USP	0	100	17	6	102.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.00	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,287	105.2520	99.99	228,677	1987	1992	0	0	0	15.00	85.00	
1 SINGLE FAM - 100% - 0 Heated Area: 2121 HX Base Yr													
1018 D FOURAKER RD, BRYCEVILLE													

TOTAL OB/XF 9,611													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0812	CONCRETE C	0	100	0	0	1,519.00	SF	4.00	4.00	100	1988	1988
2	0510	GARAGE WD-	0	100	16	32	512.00	SF	35.00	35.00	100	1988	1988
3	0680	POLE SHED	0	100	8	32	256.00	SF	10.00	10.00	100	1988	1988
4	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1988	1988
5	0752	USP	0	100	17	10	170.00	SF	15.00	15.00	100	2000	2000
6	0752	USP	0	100	17	6	102.00	SF	15.00	15.00	100	2003	2003

TOTAL OB/XF 9,611													
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
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
PAGE 1 of 1 6													
VALUATION BY STANDARD													
Tax Group: 6 Tax Dist:													
BUILDING MARKET VALUE 194,375													
TOTAL MARKET OB/XF VALUE 9,611													
TOTAL LAND VALUE - MARKET 60,000													
TOTAL MARKET VALUE 263,986													
SOH/AGL Deduction 126,888													
ASSESSED VALUE 137,098													
TOTAL EXEMPTION VALUE 55,000													
BASE TAXABLE VALUE 82,098													
TOTAL JUST VALUE 263,986													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 255,049													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005130	REPAIR/RRF	0	04/04/2022
3403	N/A	46,500	06/06/1986

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2685/362	12/10/2023	QC	U	I	11	100			
GRANTOR: JONES GLORIA D									
GRANTEE: JONES GLORIA D									
0459/0320	6/01/1985	WD	U	V		12,000			
GRANTOR: FOURAKER DAVID JR & J									
GRANTEE: JONES GEORGE R & GL									

BUILDING NOTES													
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BUILDING DIMENSIONS													
FST=[YR=1993] W21 BAS=[YR=1993] W56 S30 E16 FOP=[YR=1993] S8 E26 N8 W26\$ E40 BAS=[YR=2011] E21 N21 W21 S21\$ N30\$ S9 E21 N9\$.													