PT NE1/4 OF SE1/4 OF
SEC 6-2S-23E IN OR 1461/1926
(EX PT IN OR 2589/1906 &

FOURAKER DAVID J
843 D FOURAKER ROAD
BRYCEVILLE, FL 32009

2024

06-2S-23-0000-0004-0070

BUILDING CHARACTERISTICS

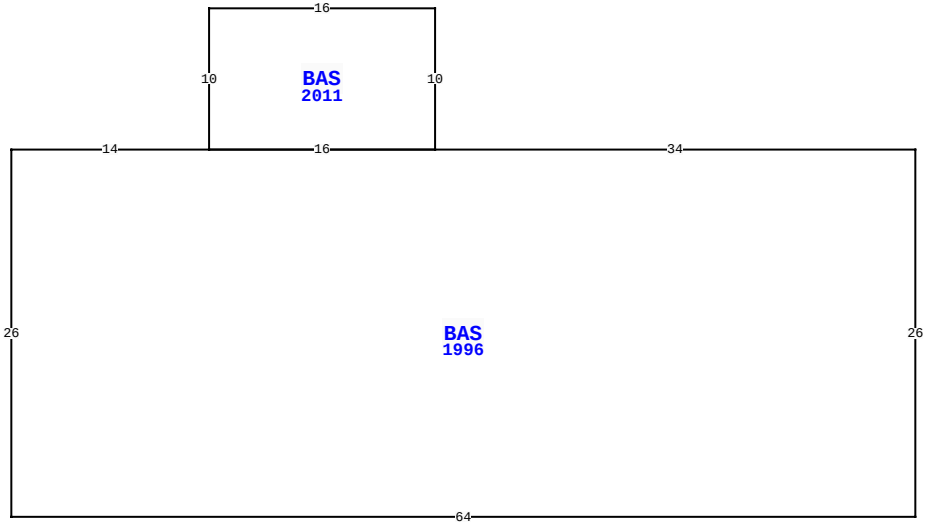
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	1,664	100	1,664	45,203
BAS	160	100	160	4,346
TOTALS	1,824		1,824	49,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,824	129.3600	90.55	165,163	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1997 Heated Area: 1824 HX Base Yr 1997



843 D FOURAKER RD, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		49,549
TOTAL MARKET OB/XF VALUE		9,003
TOTAL LAND VALUE - MARKET		120,060
TOTAL MARKET VALUE		90,519
SOH/AGL Deduction		45,881
ASSESSED VALUE		44,638
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,638
TOTAL JUST VALUE		178,612
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008996	CO ISSUED		07/14/2023
230004470	NEW DW MH		04/05/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1461/1926	11/29/2006	WD	U	I	07	100
GRANTOR: FOURAKER JOANN						
GRANTEE: FOURAKER DAVID J						
0756/0323	4/04/1996	N/A	U	I	01	100
GRANTOR: FOURAKER JOANN						
GRANTEE: FOURAKER DAVID J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996;ORIG=0,0] W34 W16 W14 S26 E64 N26 $
BAS=[YR=2011;ORIG=-34,0] N10 W16 S10 E16 $
.

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
1	0681	POLE SHED	0	100	30	29	870.00	SF	15.00	15.00	100	1994	1994	3	20	2,610	
2	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	1995	1995	3	20	256	
3	1242	WD DECK A	0	100	16	14	224.00	SF	10.00	10.00	100	1995	1995	3	20	448	
4	0681	POLE SHED	0	100	16	11	176.00	SF	15.00	15.00	100	1998	1998	3	26	686	
5	0681	POLE SHED	0	100	19	10	190.00	SF	15.00	15.00	100	2010	2010	3	60	1,710	
6	0681	POLE SHED	0	100	19	10	190.00	SF	15.00	15.00	100	2010	2010	3	60	1,710	
7	0756	FEP	0	100	16	12	192.00	SF	27.00	27.00	100	1998	1998	3	20	1,037	
8	0752	USP	0	100	14	10	140.00	SF	15.00	15.00	100	1998	1998	3	26	546	

LAND DESCRIPTION

TOTAL OB/XF 9,003

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	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	4.74	AC		1.00	1.00	1.00	415.00	415.00	1,967							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	4.74	AC		1.00	1.00	1.00	19,000.00	19,000.00	90,060							

REVIEW DATE 03/02/2023 BY WWA Total Acres: 5.74 Total Land Value: 31,967 Market: 90,060 Agricultural: 1,967 Common: 30,000 PRINTED 08/06/2024 BY SYS