PT NE1/4 OF SE1/4
IN OR 2614/465

HEWETT MATTHEW CORY
883 D FOURAKER RD
BRYCEVILLE, FL 32009

2024

06-2S-23-0000-0004-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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	03	Quality Level 03

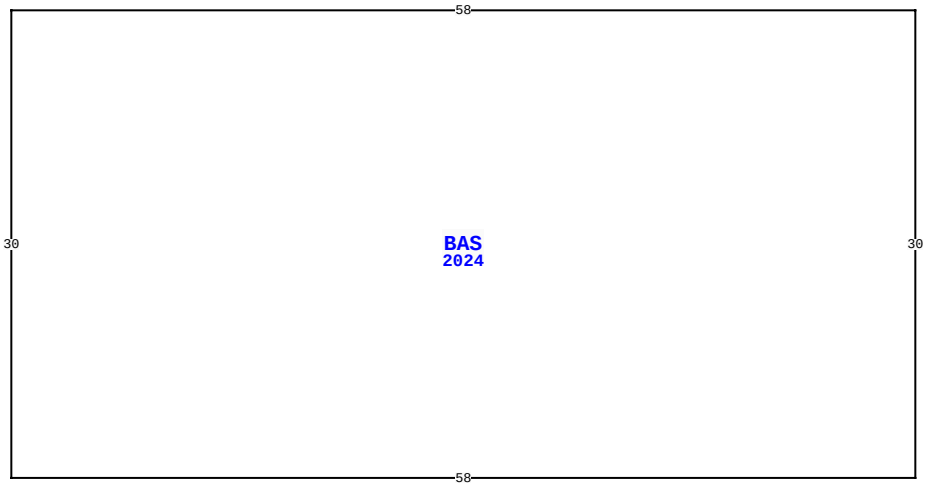
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	1,740	148,833
TOTALS	1,740		1,740	148,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,740	115.2000	86.40	150,336	2023	2023	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2024 Heated Area: 1740 HX Base Yr 2024



883 D FOURAKER RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		148,833
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,250
TOTAL MARKET VALUE		234,083
SOH/AGL Deduction		0
ASSESSED VALUE		234,083
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		184,083
TOTAL JUST VALUE		234,083
NCON VALUE		148,833
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007157	CO ISSUED		06/02/2023
23002479	MH MOVE-ON	0	02/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2614/0465	9/05/2022	WD	U	V	11	100
GRANTOR: FOURAKER DAVID J						
GRANTEE: HEWETT MATTHEW CORY						
2589/1906	9/05/2022	WD	U	V	11	100
GRANTOR: FOURAKER DAVID J						
GRANTEE: HEWETT MATTHEW CORY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,-10] W58 S30 E58 N30 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100		OR			3.41	AC		1.00	1.00	1.00	25,000.00	25,000.00	85,250							

REVIEW DATE 04/25/2023 BY WW Total Acres: 3.41 Total Land Value: 85,250 Market: 0 Agricultural: 0 Common: 85,250 PRINTED 08/06/2024 BY SYS