PT OF N1/2 OF SE1/4 OF
SEC 28-1N-24E IN OR 1953/785
BEING PARCEL "H"OF EXHIBIT "B"

FOURAKER MARY E/SMITH ELIZABETH ANN ET AL
1174 DIBBLE LANE
BRYCEVILLE, FL 32009

2024

28-1N-24-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

HIDDEN CREEK TRL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	110,800
TOTAL MARKET VALUE	5,748
SOH/AGL Deduction	0
ASSESSED VALUE	5,748
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,748
TOTAL JUST VALUE	110,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1953/0785	12/11/2014	QC	U	V	11	100
GRANTOR: FOURAKER MARY B (WIDO						
GRANTEE: FOURAKER MARY E ETA						
0308/0405	1/01/1980	WD	U	V	01	100
GRANTOR: FOURAKER MARY ELIZABE						
GRANTEE: FOURAKER ELMER R &						

BUILDING NOTES

BUILDING DIMENSIONS

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	13.85	AC		1.00	1.00	1.00	415.00	415.00	5,748							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	13.85	AC		1.00	1.00	1.00	8,000.00	8,000.00	110,800							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 13.85 Total Land Value: 5,748 Market: 110,800 Agricultural: 5,748 Common: 0 PRINTED 08/06/2024 BY SYS