

FOURAKER JOEL NATHAN & AMANDA
8094 GRAYBAR PL
BRYCEVILLE, FL 32009

29-1S-24-0000-0003-0050

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW		AYB	EYB	ECON	FNCT	NORM		% COND	VALUATION SUMMARY																			
Exterior Wall		15	CONC BLOCK 100		0100	01	1,301	120.6920	114.66	149,173		1960	1980	0	0	0	21.50	78.50	VALUATION BY										STANDARD										
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 0															Heated Area: 1200										HX Base Yr									
Roof Cover		12	MODULAR MT 100		15 FSP 2004 15 6 UST 1993 6 21 BAS 1993 24 24 25 UOP 2004 50 25																																		
Interior Wall		05	DRYWALL 90																																				
Interior Wall		04	PLYWOOD 10																																				
Interior Floor		11	CLAY TILE 50																																				
Interior Floor		14	CARPET 50																																				
Air Condition		03	CENTRAL 100																																				
Heating Type		04	AIR DUCTED 100																																				
Bedrooms			3 100																																				
Bathrooms			1 100																																				
Frame		02	WOOD FRAME 100																																				
Stories		1.	1. 100																																				
Units			0 100																																				
BUD8 Adjustme		06	DIST 1D 100																																				
Occupancy		00	NONE 100																																				
Quality		05	Quality Level 05																																				
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	1,200	100	1,200	108,010																																			
FSP	105	40	42	3,781																																			
UOP	200	20	40	3,600																																			
UST	42	45	19	1,711																																			
TOTALS		1,547	1,301	117,101																																			
EXTRA FEATURES					8094 GRAYBAR PL, BRYCEVILLE										BLD DATE				LGL DATE		06/16/2023		MLU																
															XF DATE				LAND DATE																				
															INC DATE				AG DATE																				
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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	54	1,890																								
2	0811	CONCRETE B	0	0	0	636.00	SF	5.20	5.20	100	2000	2000	3	79	2,613																								
3	0940	SHEDS/PORT	0	0	20	16	320.00	SF	22.50	100	2006	2006	3	27	1,944																								
4	0680	POLE SHED	0	0	0	940.00	SF	7.50	7.50	100	2005	2005	3	40	2,820																								
5	0681	POLE SHED	0	0	0	840.00	SF	15.00	15.00	100	2005	2005	3	40	5,040																								
6	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	100	2008	2008	3	35	1,008																								
LAND DESCRIPTION					TOTAL OB/XF										15,315																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0	0006	OR	0.00	0.00	3.77	AC		1.00	1.00	1.00	25,000.00	25,000.00	94,250																						