PT OF SEC 30-1S-24E
IN OR 2673/676, OR 2700/591 &
OR 2673-681

EARL AND LOU TRUST
PO BOX 26
BRYCEVILLE, FL 32009

2024

30-1S-24-0000-0014-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

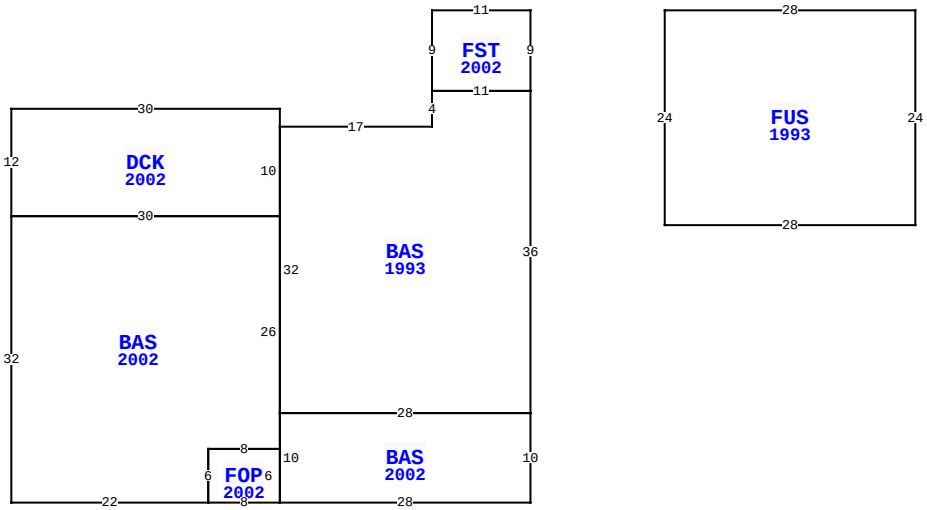
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	940	100	940	81,457
BAS	280	100	280	24,264
BAS	912	100	912	79,031
DCK	360	10	36	3,120
FOP	48	30	14	1,214
FST	99	55	54	4,680
FUS	672	100	672	58,233
TOTALS	3,311		2,908	251,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,908	107.6300	102.25	297,343	1983	1991	0	0	0	15.25	84.75

1 SINGLE FAM – 100% - 2024 Heated Area: 2804 HX Base Yr



6661 CHURCH AVE, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		251,998
TOTAL MARKET OB/XF VALUE		3,174
TOTAL LAND VALUE - MARKET		33,300
TOTAL MARKET VALUE		288,472
SOH/AGL Deduction		0
ASSESSED VALUE		288,472
TOTAL EXEMPTION VALUE	DX HX HB	55,000
BASE TAXABLE VALUE		233,472
TOTAL JUST VALUE		288,472
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P025345	REMODEL	0	02/01/2002
E02	REMODEL	1,200	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2700/591	3/15/2024	QC	U	I	11	100
GRANTOR: FOURAKER EARL & LOU E						
GRANTEE: EARL & LOU TRUST						
2673/681	10/11/2023	QC	U	V	11	100
GRANTOR: FOURAKER EARL L & LOU						
GRANTEE: EARL AND LOU TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2002] W11 S9 BAS=[YR=1993] S4 W17 DCK=[YR=2002] N2 W30 S12 BAS=[YR=2002] S32 E22 FOP=[YR=2002] E8 BAS=[YR=2002] E28 N10 W28 S10 $ N6 W8 S6 $ N6 E8 N26 W30 $ E30 N10 $ S32 E28 N36 W11 $ E11 N9 $ PTR= E15 FUS=[YR=1993] E28 S24 W28 N24 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	54	1,890	
3	1242	WD DECK A	0	100	0	0	642.00	SF	10.00	10.00	100	1983	1983	3	20	1,284	

LAND DESCRIPTION

TOTAL OB/XF 3,174

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	000100	C	SFR	100	0005	RSF-2	0.00	0.00	1.11	AC		1.00	1.00	1.00	30,000.00	30,000.00	33,300							

REVIEW DATE 03/27/2024 BY WWA Total Acres: 1.11 Total Land Value: 33,300 Market: 0 Agricultural: 0 Common: 33,300 PRINTED 08/06/2024 BY SYS