



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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
BAL	28	15	4	373
BAS	1,552	100	1,552	144,914
BAS	192	100	192	17,928
FCP	360	25	90	8,403
FOP	154	30	46	4,295
FOP	38	30	11	1,027
FST	240	55	132	12,325
FUS	589	100	589	54,996
TOTALS	3,153		2,616	244,263

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0200	BARN WD 0-	0	100	40	32	1,280.00	SF	20.00
3	0681	POLE SHED	0	100	35	30	1,050.00	SF	15.00
4	0510	GARAGE WD-	0	100	28	24	672.00	SF	35.00
5	0510	GARAGE WD-	0	100	0	0	256.00	SF	35.00
6	0681	POLE SHED	0	100	16	11	176.00	SF	15.00
7	0810	CONCRETE A	0	100	0	0	229.00	SF	6.50
8	0825	BRICK	0	100	25	5	125.00	SF	12.50
9	0810	CONCRETE A	0	100	31	4	124.00	SF	6.50
10	0681	POLE SHED	0	100	30	26	780.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	100	0005	RSF-2	0.00	0.00	1.00
2	006000	A	PAST1/HAY	0		RSF-2	0.00	0.00	4.00
3	009910	M	MKT.VAL.AG	0		RSF-2	0.00	0.00	5.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,616	135.5712	128.79	336,915	1960	1968	0	0	27.50	72.50	
1 SINGLE FAM - 100% - 0 Heated Area: 2333 HX Base Yr												
7540 FOURAKER RD, BRYCEVILLE												

TOTAL OB/XF 22,029												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980
2	0200	BARN WD 0-	0	100	40	32	1,280.00	SF	20.00	20.00	100	1970
3	0681	POLE SHED	0	100	35	30	1,050.00	SF	15.00	15.00	100	1980
4	0510	GARAGE WD-	0	100	28	24	672.00	SF	35.00	35.00	100	1980
5	0510	GARAGE WD-	0	100	0	0	256.00	SF	35.00	35.00	100	1980
6	0681	POLE SHED	0	100	16	11	176.00	SF	15.00	15.00	100	1980
7	0810	CONCRETE A	0	100	0	0	229.00	SF	6.50	6.50	100	1985
8	0825	BRICK	0	100	25	5	125.00	SF	12.50	12.50	100	1995
9	0810	CONCRETE A	0	100	31	4	124.00	SF	6.50	6.50	100	2001
10	0681	POLE SHED	0	100	30	26	780.00	SF	15.00	15.00	100	1970

TOTAL OB/XF 22,029												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	005000	C	RURAL HOME	100	0005	RSF-2	0.00	0.00	1.00	AC		1.00
2	006000	A	PAST1/HAY	0		RSF-2	0.00	0.00	4.00	AC		1.00
3	009910	M	MKT.VAL.AG	0		RSF-2	0.00	0.00	5.00	AC		1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		244,263	
TOTAL MARKET OB/XF VALUE		39,570	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		315,313	
SOH/AGL Deduction		152,623	
ASSESSED VALUE		162,690	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		107,690	
TOTAL JUST VALUE		408,833	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		399,031	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310709	ADDITION	52,232	04/09/2003
R034753	REPAIR/RRF	1,750	01/02/2003
E017813	NEW CONSTR	0	03/01/2001
B007586	GARAGE	40,000	09/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1000/1398	8/01/2001	WD	U	I	01	100
GRANTOR: EUBANKS ROBERT E						
GRANTEE: EUBANKS ROBERT E TR						
0234/0115	2/01/1977	WD	U	I		45,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[YR=1993] W32 N9 W14 BAS=[YR=2004] N2 W10 FOP=[YR=2012] N4 W8 S7 U3 R4 E4\$ W4 D3 L4 S8 E18 N9 \$ S9 W24 N4 W7 S4 W0FST=[YR=1993] N8 W30 S8 FCP=[YR=1993] S18 E20 N18 W20\$ E30 \$ W10 S15 E28 S4 E7 N4 E15 FOP=[YR=1993] S6 E14 N11 W14 S5 \$ N5 E14 S5 E32 N15 \$ PTR= E15 BAL=[YR=2004] E7 S4 FUS=[YR=2004] E24 S19 W31 N19 E7 \$ W7 N4 \$ W15 \$.						

[illegible]