LOT 10
IN OR 534 PG 458
PINEVIEW SUB PB 3/64

WILLIAMS JEFFERY WADE & GAY P
7579 FOURAKER RD
BRYCEVILLE, FL 32009

2024

30-1S-24-2120-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	03	Quality Level 03

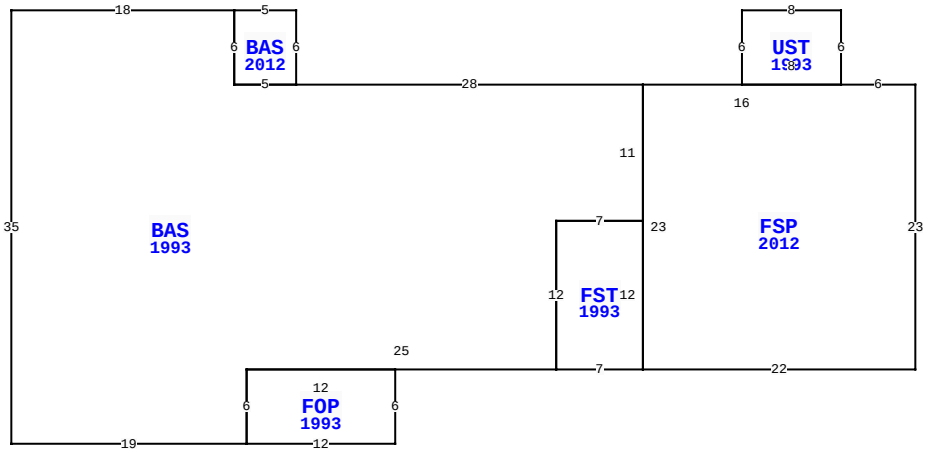
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,311	100	1,311	115,275
BAS	30	100	30	2,638
FOP	72	30	22	1,935
FSP	506	40	202	17,761
FST	84	55	46	4,045
UST	48	45	22	1,935
TOTALS	2,051		1,633	143,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,633	111.1800	105.62	172,477	1950	1985	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 0 Heated Area: 1341 HX Base Yr



7579 FOURAKER RD, 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		143,587
TOTAL MARKET OB/XF VALUE		1,628
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		169,215
SOH/AGL Deduction		85,368
ASSESSED VALUE		83,847
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		28,847
TOTAL JUST VALUE		169,215
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005980	REPAIR/RRF	8,981	09/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0534/0458	12/31/1987	WD	Q	I		44,500
GRANTOR: FOURAKER JUDITH S						
GRANTEE: WILLIAMS JEFFERY &						
0534/0457	12/31/1987	QC	U	I		100
GRANTOR: SURRENCY WILLIAM						
GRANTEE: FOURAKER JUDITH S						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2012] W6 UST=[YR=1993] N6 W8 S6 E8 $ W16
BAS=[YR=1993] W28 BAS=[YR=2012] N6 W5 S6 E5$ W5 N6 W18 S35
E19 FOP=[YR=1993] E12N6 W12 S6$ N6 E25 FST=[YR=1993] E7 N12
W7 S12$ N12E7 N11$ S23 E22 N23$.

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	1980	1980	3	46.5	1,628	

LAND DESCRIPTION

TOTAL OB/XF 1,628

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	0.40	AC		1.00	1.00	2.00	30,000.00	60,000.00	24,000							

REVIEW DATE 04/10/2024 BY WWA Total Acres: 0.40 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 08/06/2024 BY SYS