LOT 12
IN OR 1447/1944
PINE VIEW SUB PB3/64

CUMMINGS SANDRA FOURAKER
PO BOX 111
BRYCEVILLE, FL 32009

2024

30-1S-24-2120-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

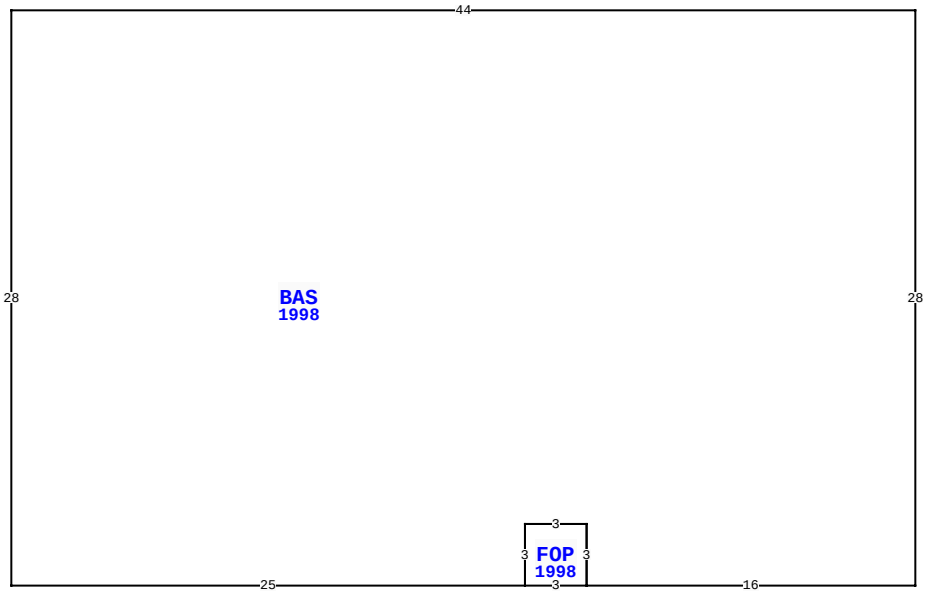
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,223	100	1,223	120,044
FOP	9	30	3	294
TOTALS	1,232		1,226	120,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,226	114.4800	108.76	133,340	1998	2003	0	0	0	9.75	90.25

1 SINGLE FAM – 100% - 2006 Heated Area: 1223 HX Base Yr 2006



7649 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		120,339
TOTAL MARKET OB/XF VALUE		1,989
TOTAL LAND VALUE - MARKET		24,600
TOTAL MARKET VALUE		146,928
SOH/AGL Deduction		68,732
ASSESSED VALUE		78,196
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		28,196
TOTAL JUST VALUE		146,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007100	REPAIR/RRF	5,800	08/10/2020
B974502	NEW CONSTR	51,744	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1447/1944	9/28/2006	QC	U	I	01	100

GRANTOR: FOURAKER JAMES H & LO

GRANTEE: FOURAKER JAMES H &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W44 S28 E25 FOP=[YR=1998] E3 N3 W3 S3 $ N3 E3 S3 E16 N28 $.

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	0811	CONCRETE B	0	100	0	0	510.00	SF	5.20	5.20	100	1998	1998	3	75	1,989	

LAND DESCRIPTION

TOTAL OB/XF 1,989

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	0.41	AC		1.00	1.00	2.00	30,000.00	60,000.00	24,600							

REVIEW DATE 04/10/2024 BY WWA Total Acres: 0.41 Total Land Value: 24,600 Market: 0 Agricultural: 0 Common: 24,600 PRINTED 08/06/2024 BY SYS