IN OR 2425/26
EX R/W OR 904/1344

FOURAKER HARRY L
6821 CR 121
BRYCEVILLE, FL 32009

2024

37-1S-23-0000-0001-0050

BUILDING CHARACTERISTICS

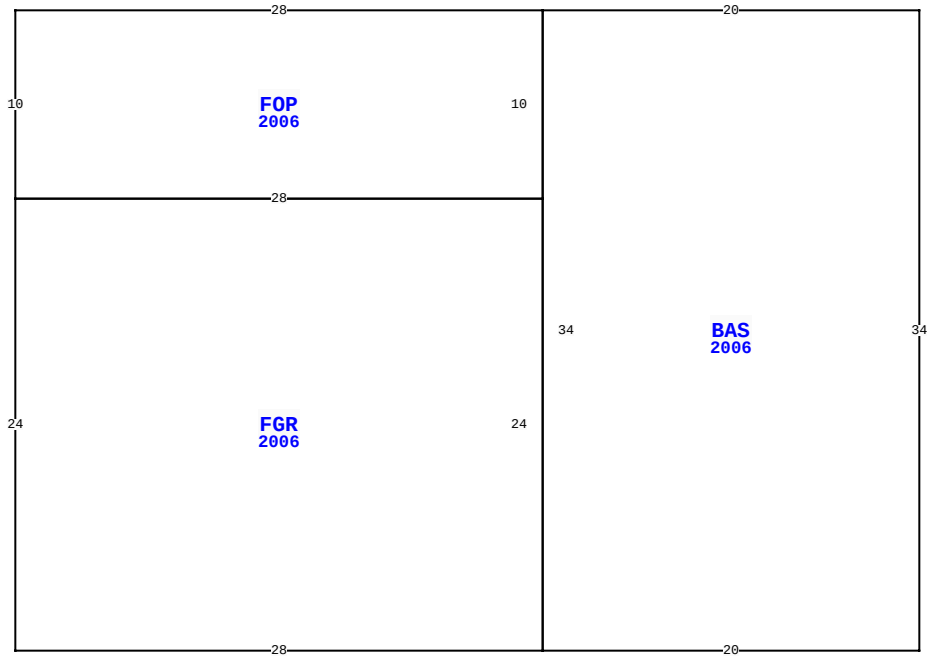
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	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	680	100	680	63,208
FGR	672	55	370	34,393
FOP	280	30	84	7,808
TOTALS	1,632		1,134	105,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,134	108.1200	102.71	116,473	2003	2004	0	0	0	9.50	90.50

1 SINGLE FAM – 0% - 0 Heated Area: 680 HX Base Yr



6821 CR 121, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	105,408
TOTAL MARKET OB/XF VALUE	27,246
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	156,654
SOH/AGL Deduction	5,165
ASSESSED VALUE	151,489
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,489
TOTAL JUST VALUE	156,654
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515152	XFOB	0	05/01/2005
E0310696	CHNGE SRVC	0	01/21/2003
B0310755	XFOB	0	01/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2425/0026	1/13/2021	QC	U	I	11	100
GRANTOR: FOURAKER GLORIA F						
GRANTEE: FOURAKER HARRY L						
2076/1669	9/06/2016	PR	U	I	19	100
GRANTOR: FOURAKER GLORIA F P/R						
GRANTEE: FOURAKER GLORIA F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W20 FOP=[YR=2006] W28 S10 FGR=[YR=2006] S24 E28 N24 W28$ E28 N10$ S34 E20 N34$.

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	0681	POLE SHED	0	0	48	44	2,112.00	SF	22.50	22.50	100	2003	2003	3	32	15,206	
2	0811	CONCRETE B	0	0	24	24	576.00	SF	5.20	5.20	100	2005	2005	3	86	2,576	
3	0510	GARAGE WD-	0	0	26	26	676.00	SF	35.00	35.00	100	2005	2005	3	40	9,464	

LAND DESCRIPTION

TOTAL OB/XF 27,246

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	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	0.80	30,000.00	24,000.00	24,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 08/06/2024 BY SYS