PT SE1/4 OF SEC 6-2S-23E
IN OR 2678/414

HEWETT CHRISTINA
826 D FOURAKER RD
BRYCEVILLE, FL 32009

2025

06-2S-23-0000-0002-0020

BUILDING CHARACTERISTICS

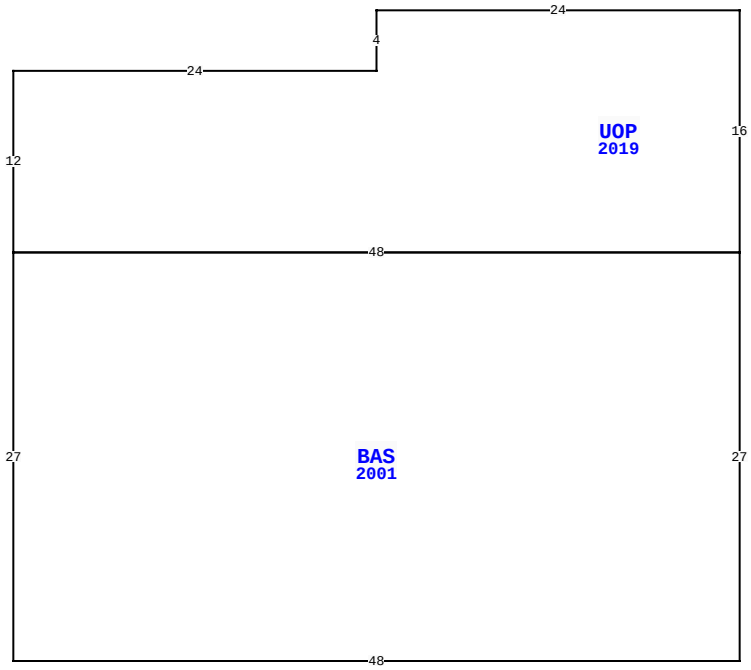
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2001	1,296	76,429
UOP	672	25	2019	168	9,907
TOTALS	1,968			1,464	86,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,464	128.4800	109.21	159,883	2001	2005	0	0	0	46.00	54.00

1 M/H 94+ - 100% - 2024 Heated Area: 1296 HX Base Yr 2024



826 D FOURAKER RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

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	100	26	16	416.00	SF	15.00	15.00	100	2004	2004	3	32	1,997	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		86,337
TOTAL MARKET OB/XF VALUE		1,997
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		155,834
SOH/AGL Deduction		25,927
ASSESSED VALUE		129,907
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		79,185
TOTAL JUST VALUE		155,834
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013627	MH MOVE-ON	0	08/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2678/414	11/01/2023	WD	Q	I	01	166,500
GRANTOR: FOURAKER HALEIGH						
GRANTEE: HEWETT CHRISTINA						
2654/1731	7/14/2023	FJ	U	I	11	0
GRANTOR: FOURAKER CYNTHIA D ES						
GRANTEE: WATSON JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2019] W24 S4 W24 S12 BAS=[YR=2001] S27 E48 N27 W48$ E48 N16$.

LAND DESCRIPTION

TOTAL OB/XF 1,997

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	RES	100	0007	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,500							

REVIEW DATE 12/01/2023 BY WWA Total Acres: 1.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS