

FRAILEY SAMUEL A III
744 D FOURAKER RD
BRYCEVILLE, FL 32009

06-2S-23-0000-0002-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		6									
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		30		VINYL 100		0800		02		1,865		163.5400		139.01		259,254		2000		2005		0		0		0		46.00		54.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		M/H 94+ - 0% - 0								Heated Area: 1842																Tax Group: 6					Tax Dist:				
Roof Cover		12		MODULAR MT 100																												BUILDING MARKET VALUE					139,997				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					12,000				
Interior Floo		14		CARPET 70																												TOTAL LAND VALUE - MARKET					163,605				
Interior Floo		11		CLAY TILE 30																												TOTAL MARKET VALUE					315,602				
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					58,985				
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					256,617				
Bedrooms				3 100																												TOTAL EXEMPTION VALUE					0				
Bathrooms				2 100																												BASE TAXABLE VALUE					256,617				
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE					315,602				
Stories		1.		1. 100																												NCON VALUE					0				
Units				0 100																												INCOME VALUE									
																																PREVIOUS YEAR MKT VALUE					299,516				
Quality		06		Quality Level 06																																					
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		1,842		100		2017		1,842		138,270																															
FOP		78		30		2017		23		1,726																															