NE1/4 OF SE1/4
L/E OR 1517/1724
EX 4-1 4-3 THRU 4-8

FOURAKER JOANN L/E/
878 D FOURAKER ROAD
BRYCEVILLE, FL 32009

2025

06-2S-23-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	30	VINYL 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	13	LVT/LAMNT 50
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

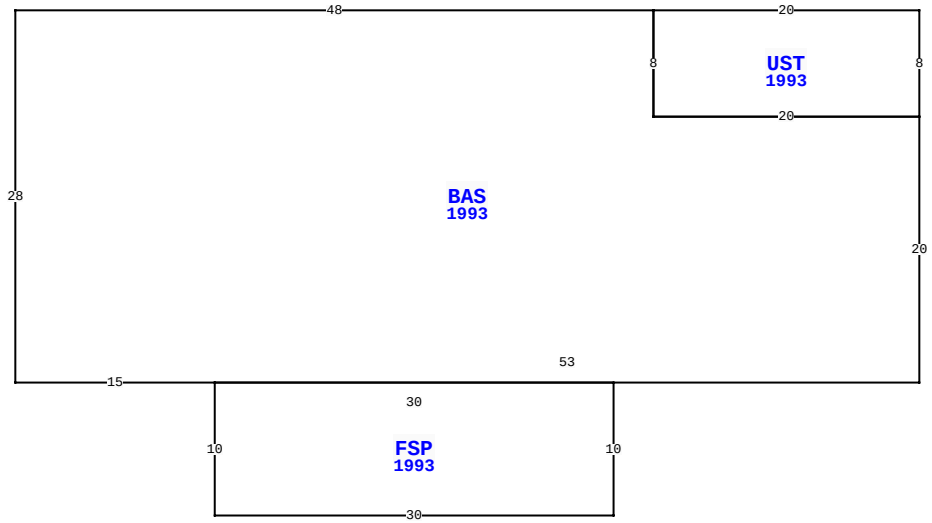
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,744	100	1993	1,744	143,190
FSP	300	40	1993	120	9,853
UST	160	45	1993	72	5,912
TOTALS	2,204			1,936	158,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,936	120.8340	120.83	233,927	1972	1977	0	0	0	32.05	67.95

1 SINGLE FAM – 100% - 0 Heated Area: 1744 HX Base Yr



878 D FOURAKER RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		184,476
TOTAL MARKET OB/XF VALUE		463
TOTAL LAND VALUE - MARKET		129,600
TOTAL MARKET VALUE		314,539
SOH/AGL Deduction		176,926
ASSESSED VALUE		137,613
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		81,891
TOTAL JUST VALUE		314,539
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-140	MH MOVE-ON	40,500	11/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1517/1724	8/07/2007	WD	Q	I	06	100
GRANTOR: FOURAKER JOANN						
GRANTEE: FOURAKER JO ANN L/E						
1512/1458	7/16/2007	WD	Q	I	01	100
GRANTOR: FOURAKER JOANN						
GRANTEE: FOURAKER JO ANN L/E						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W20 BAS=[YR=1993] W48 S28 E15 FSP=[YR=1993] S10 E30 N10 W30$ E53 N20 W20 N8$ S8 E20 N8$.

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	0810	CONCRETE A	0	100	25	5	125.00	SF	6.50	6.50	100	1990	1990	3	57	463	

LAND DESCRIPTION

TOTAL OB/XF 463

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	000100	C	RES	100	0005	OR	0.00	0.00	3.32	AC		1.00	1.00	1.00	30,000.00	30,000.00	99,600							

REVIEW DATE 06/21/2024 BY WWA Total Acres: 4.32 Total Land Value: 129,600 Market: 0 Agricultural: 0 Common: 129,600 PRINTED 07/30/2025 BY SYS

NE1/4 OF SE1/4
L/E OR 1517/1724
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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	33	AVERAGE 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	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

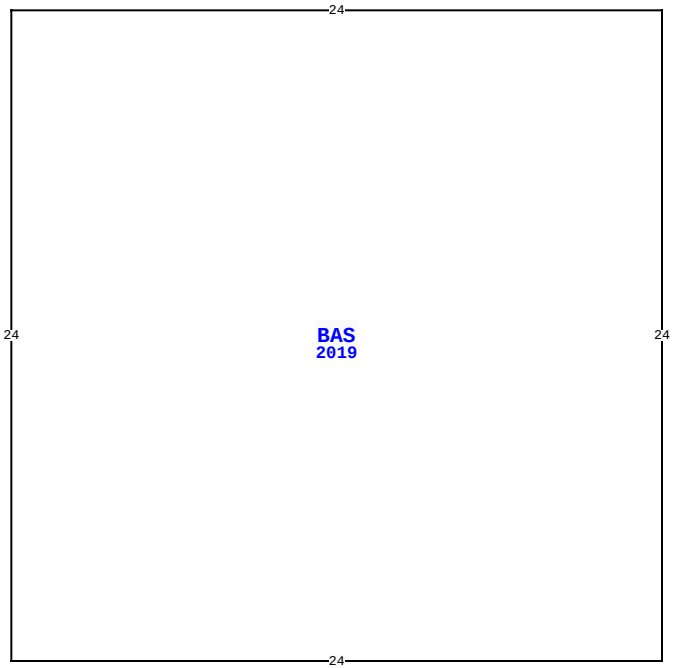
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2019	576	25,523
TOTALS	576			576	25,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	576	83.6000	44.31	25,523	2019	2019	0	0	0	0.00	100.00

2 ACCESORY U – 100% - 0 Heated Area: 576 HX Base Yr



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GRANTOR: FOURAKER JOANN						
GRANTEE: FOURAKER JO ANN L/E						
1512/1458	7/16/2007	WD	Q	I	01	100
GRANTOR: FOURAKER JOANN						
GRANTEE: FOURAKER JO ANN L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 S24 E24 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/21/2024 BY WWA Total Acres: 4.32 Total Land Value: 129,600 Market: 0 Agricultural: 0 Common: 129,600 PRINTED 07/30/2025 BY SYS