PT OF NE1/4 OF SE1/4
IN OR 2685 PG 362

JONES GLORIA D/JONES ROBERT D
1018 D FOURAKER RD
BRYCEVILLE, FL 32009

2025

06-2S-23-0000-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

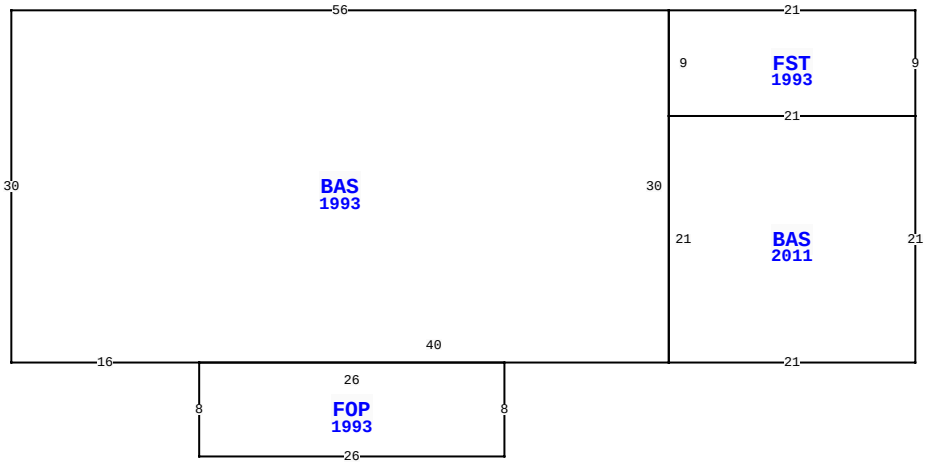
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	1,680	100	1993	1,680	149,855
BAS	441	100	2011	441	39,337
FOP	208	30	1993	62	5,531
FST	189	55	1993	104	9,277
TOTALS	2,518			2,287	203,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,287	105.2520	105.25	240,707	1987	1992	0	0	0	15.25	84.75

1 SINGLE FAM – 100% - 0 Heated Area: 2121 HX Base Yr 1988



1018 D FOURAKER RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		203,999
TOTAL MARKET OB/XF VALUE		9,404
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		283,403
SOH/AGL Deduction		142,329
ASSESSED VALUE		141,074
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		85,352
TOTAL JUST VALUE		283,403
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005130	REPAIR/RRF	0	04/04/2022
3403	N/A	46,500	06/06/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2685/362	12/10/2023	QC	U	I	11	100
GRANTOR: JONES GLORIA D						
GRANTEE: JONES GLORIA D						
0459/0320	6/01/1985	WD	U	V		12,000
GRANTOR: FOURAKER DAVID JR & J						
GRANTEE: JONES GEORGE R & GL						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W21 BAS=[YR=1993] W56 S30 E16 FOP=[YR=1993] S8 E26 N8 W26$ E40 BAS=[YR=2011] E21 N21 W21 S21$ N30$ S9 E21 N9$.

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	0812	CONCRETE C	0	100	0	0	1,519.00	SF	4.00	4.00	100	1988	1988	3	52	3,160	
2	0510	GARAGE WD-	0	100	16	32	512.00	SF	35.00	35.00	100	1988	1988	3	20	3,584	
3	0680	POLE SHED	0	100	8	32	256.00	SF	10.00	10.00	100	1988	1988	3	20	512	
4	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1988	1988	3	20	1,000	
5	0752	USP	0	100	17	10	170.00	SF	15.00	15.00	100	2000	2000	3	27	689	
6	0752	USP	0	100	17	6	102.00	SF	15.00	15.00	100	2003	2003	3	30	459	

LAND DESCRIPTION

TOTAL OB/XF 9,404

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS