PT SEC 19-1S-23E
IN OR 414/79
(EX PT IN OR 2728/1431)

FOURAKER CLYDE H & MARY JANE
820 LIMOUSINE LANE
BRYCEVILLE, FL 32009

2025

19-1S-23-0000-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

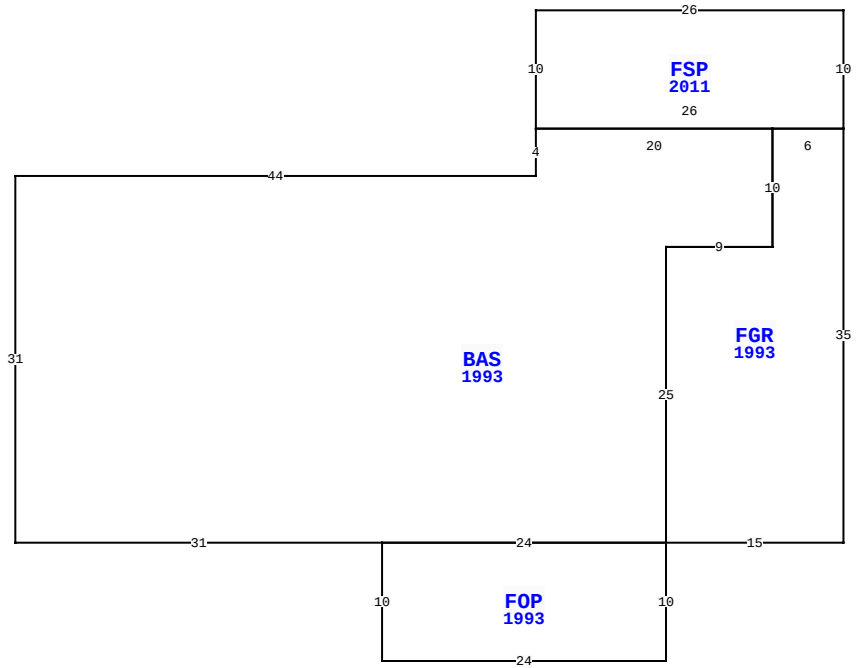
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
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	1,839	100	1993	1,839	177,936
FGR	435	55	1993	239	23,125
FOP	240	30	1993	72	6,966
FSP	260	40	2011	104	10,063
TOTALS	2,774			2,254	218,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,254	95.2560	125.74	283,418	1993	1993	0	0	0	23.05	76.95

1 SNGL FAM – 100% - 1986 Heated Area: 1839 HX Base Yr 1986



820 LIMOUSINE LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/16/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		218,090
TOTAL MARKET OB/XF VALUE		43,043
TOTAL LAND VALUE - MARKET		263,050
TOTAL MARKET VALUE		334,976
SOH/AGL Deduction		176,097
ASSESSED VALUE		158,879
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		108,157
TOTAL JUST VALUE		524,183
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		499,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018480	REPAIR/RRF	15,000	12/15/2022
8766	NEW CONSTR	83,000	03/17/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
414/79	3/01/1984	WD	U	I	11	100

GRANTOR: HIGGINBOTHAM PAUL H S
GRANTEE: FOURAKER CLYDE H &

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2011] W26 S10 BAS=[YR=1993] S4 W44 S31 E31
FOP=[YR=1993] S10 E24 N10 FGR=[YR=1993] E15 N35 W6 S10 W9
S25$ W24$ E24 N25 E9 N10 W20$ E26 N10$.

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	0680	POLE SHED	0	100	16	39	624.00	SF	10.00	10.00	100	1980	1980	3	20	1,248	
2	0200	BARN WD 0-	0	100	52	54	2,808.00	SF	20.00	20.00	100	2024	1985		20	11,232	
3	0200	BARN WD 0-	0	100	40	28	1,120.00	SF	20.00	20.00	100	1993	1993	3	20	4,480	
4	0681	POLE SHED	0	100	30	60	1,800.00	SF	15.00	15.00	100	1985	1985	3	20	5,400	
5	0810	CONCRETE A	0	100	0	0	1,330.00	SF	6.50	6.50	100	1993	1993	3	64	5,533	
6	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000	
7	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000	
8	0510	GARAGE WD-	0	100	24	20	480.00	SF	26.25	26.25	100	1998	1998	3	25	3,150	

LAND DESCRIPTION

TOTAL OB/XF 43,043

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	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	0.90	AC		1.00	1.00	1.00	370.00	370.00	333							
4	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	390.00	390.00	3,510							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.90	AC		1.00	1.00	1.00	19,500.00	19,500.00	193,050							

REVIEW DATE 08/20/2024 BY WWA Total Acres: 11.90 Total Land Value: 73,843 Market: 193,050 Agricultural: 3,843 Common: 70,000 PRINTED 07/30/2025 BY SYS