PT OF S 1/2 OF NW1/4 OF
SEC 20-1S-23E
RECD IN OR 1965/1700

FOURAKER CHARLES W & RUTH A
1328 CLYDE LN
BRYCEVILLE, FL 32009

2025

20-1S-23-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

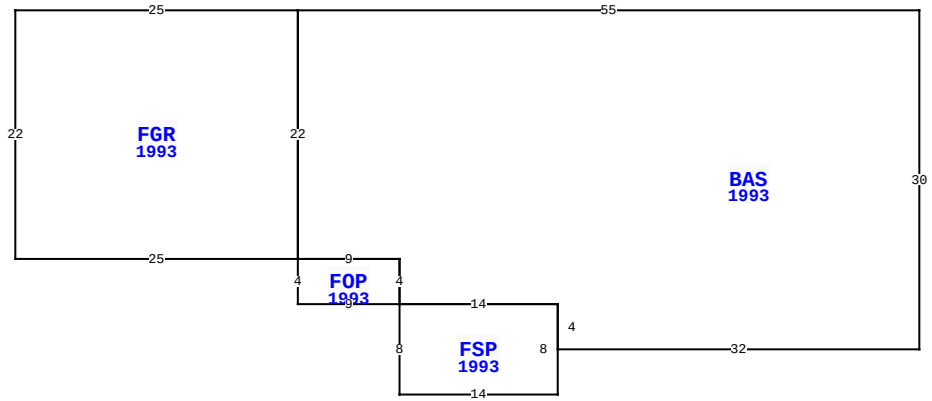
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,522	100	1993	1,522	98,021
FGR	550	55	1993	302	19,450
FOP	36	30	1993	11	709
FSP	112	40	1993	45	2,898
TOTALS	2,220			1,880	121,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,880	95.0600	95.06	178,713	1965	1965	0	0	0	32.25	67.75

1 SINGLE FAM – 100% - 2002 Heated Area: 1522 HX Base Yr 2002



1328 CLYDE LN, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		121,078
TOTAL MARKET OB/XF VALUE		1,838
TOTAL LAND VALUE - MARKET		57,150
TOTAL MARKET VALUE		180,066
SOH/AGL Deduction		98,033
ASSESSED VALUE		82,033
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		31,311
TOTAL JUST VALUE		180,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1965/1700	2/13/2015	SW	U	I	11	100
GRANTOR: FOURAKER CHARLES & RU						
GRANTEE: FOURAKER CHARLES W						
1735/0460	4/19/2011	WD	U	I	30	100
GRANTOR: FOURAKER CHARLES W &						
GRANTEE: FOURAKER CHARLES W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 FGR=[YR=1993] W25 S22 E25 FOP=[YR=1993] S4 E9 FSP=[YR=1993] S8 E14 N8 W14$ N4 W9$N22$ S22 E9 S4 E14 S4 E32 N30$.

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	38	12	456.00	SF	6.50	6.50	100	1992	1992	3	62	1,838	

TOTAL OB/XF 1,838

LAND DESCRIPTION

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	1.27	AC		1.00	1.00	1.00	45,000.00	45,000.00	57,150							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.27 Total Land Value: 57,150 Market: 0 Agricultural: 0 Common: 57,150 PRINTED 07/30/2025 BY SYS