PT OF N1/2 OF SE1/4 OF
SEC 28-1N-24E IN OR 1953/785
BEING EXHIBIT "A"& BEING ONLY

FOURAKER MARY E/SMITH ELIZABETH ANN ET AL
1174 DIBBLE LANE
BRYCEVILLE, FL 32009

2025

28-1N-24-0000-0001-0220

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	82,705
TOTAL MARKET VALUE	922
SOH/AGL Deduction	0
ASSESSED VALUE	922
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	922
TOTAL JUST VALUE	82,705
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1953/0785	12/11/2014	QC	U	V	11	100

GRANTOR: FOURAKER MARY B (WIDO

GRANTEE: FOURAKER MARY E ETA

BUILDING NOTES

BUILDING DIMENSIONS

US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	01/30/2025 KBA

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
1	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	2.36	AC		1.00	1.00	1.00	390.00	390.00	922							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	2.36	AC		1.00	1.00	1.00	35,000.00	35,000.00	82,705							

REVIEW DATE 05/07/2025 BY MLU Total Acres: 2.36 Total Land Value: 922 Market: 82,705 Agricultural: 922 Common: 0 PRINTED 07/30/2025 BY SYS