IN OR 1376/1586 & OR 1376/1584
& OR 1376/1582
PARCELS 12 12-4 & 11

FOURAKER THOMAS J & ANN J
PO BOX 1
BRYCEVILLE, FL 32009-0001

2025

30-1S-24-0000-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	13	LVT/LAMNT 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

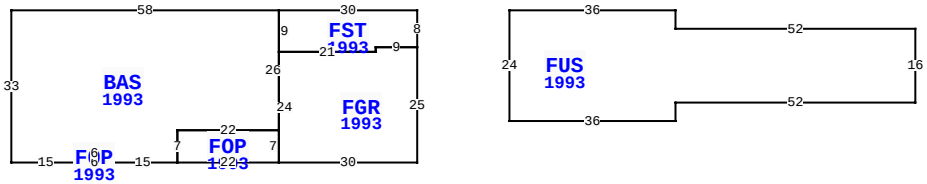
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,748	100	1993	1,748	116,328
FGR	729	55	1993	401	26,686
FOP	12	30	1993	4	266
FOP	154	30	1993	46	3,062
FST	261	55	1993	144	9,583
FUS	1,696	100	1993	1,696	112,868
TOTALS	4,600			4,039	268,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,039	96.0960	96.10	388,148	1979	1979	0	0	0	30.75	69.25

1 SINGLE FAM – 100% - 0 Heated Area: 3444 HX Base Yr 1980



7724 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		268,792
TOTAL MARKET OB/XF VALUE		442
TOTAL LAND VALUE - MARKET		195,300
TOTAL MARKET VALUE		464,534
SOH/AGL Deduction		272,531
ASSESSED VALUE		192,003
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,281
TOTAL JUST VALUE		464,534
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1614905	REPAIR/RRF	10,750	03/31/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/1586	12/28/2005	WD	Q	I	01	100

GRANTOR: FOURAKER THOMAS J & A

GRANTEE: FOURAKER THOMAS J &

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W30 BAS=[YR=1993] W58 S33 E15 FOP=[YR=1993] E6 N2 W6 S2$ N2 E6 S2 E15 FOP=[YR=1993] E22 FGR=[YR=1993] E30 N25 W9 S1 W21 S24$ N7 W22 S7$ N7 E22 N26$ S9 E21 N1 E9 N8$ PTR= E20 FUS=[YR=1993] E36 S4 E52 S16 W52 S4 W36 N24$ W20$.

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	1242	WD DECK A	0	100	10	5	50.00	SF	14.00	14.00	100	1991	1991	3	20	140	
2	1242	WD DECK A	0	100	36	3	108.00	SF	14.00	14.00	100	1991	1991	3	20	302	

LAND DESCRIPTION

TOTAL OB/XF 442

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	RSF-2	0.00	0.00	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							
2	000100	C	RES	100	0005	RSF-2	0.00	0.00	3.51	AC		1.00	1.00	1.00	30,000.00	30,000.00	105,300							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 6.51 Total Land Value: 195,300 Market: 0 Agricultural: 0 Common: 195,300 PRINTED 07/30/2025 BY SYS