

PT OR 1000/1398
EX R/W FEE SIMPLE LIMITED
ACCESS RIGHTS ONLY OR 1170/945

EUBANKS ROBERT E TRUSTEE/ROBERT E EUBANKS TRUST
PO BOX 6
BRYCEVILLE, FL 32009

2025

30-1S-24-0000-0015-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6														
Exterior Wall	11	BD/BTN AVG 100	0100	01	2,616	135.5712	135.57	354,651	1960	1968	0	0	28.00	72.00	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0 Heated Area: 2333 HX Base Yr 1978													Tax Group: 6 Tax Dist:													
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 255,349													
Interior Wall	06	CUST PANEL 100														TOTAL MARKET OB/XF VALUE 38,779													
Interior Floo	11	CLAY TILE 60														TOTAL LAND VALUE - MARKET 142,500													
Interior Floo	14	CARPET 40														TOTAL MARKET VALUE 340,608													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 173,243													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 167,365													
Bedrooms	3	100														TOTAL EXEMPTION VALUE HX HB VX 55,722													
Bathrooms	2	100														BASE TAXABLE VALUE 111,643													
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 436,628													
Stories	1.	1. 100														NCON VALUE 0													
Units	0	100	INCOME VALUE																										
BUD8 Adjustme	06	DIST 1D 100	PREVIOUS YEAR MKT VALUE 408,833																										
Occupancy	00	NONE 100																											
Quality 06 Quality Level 06																													
DOR CODE 5000IMPROVED 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																								
BAL	28	15	2004	4	390																								
BAS	1,552	100	1993	1,552	151,492																								
BAS	192	100	2004	192	18,741																								
FCP	360	25	1993	90	8,785																								
FOP	154	30	1993	46	4,490																								
FOP	38	30	2012	11	1,074																								
FST	240	55	1993	132	12,884																								
FUS	589	100	2004	589	57,493																								
TOTALS	3,153			2,616	255,349																								
EXTRA FEATURES			7540 FOURAKER RD, BRYCEVILLE														BLD DATE		LGL DATE		05/21/2025 MLU								
																	XF DATE		LAND DATE		01/31/2025 KBA								
																	INC DATE		AG DATE										
L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540													
2	0200	BARN WD 0-	0	100	40	32	1,280.00	SF	20.00	20.00	100	1970	1970	3	20	5,120													
3	0681	POLE SHED	0	100	35	30	1,050.00	SF	15.00	15.00	100	1980	1980	3	20	3,150													
4	0510	GARAGE WD-	0	100	28	24	672.00	SF	35.00	35.00	100	1980	1980	3	20	4,704													
5	0510	GARAGE WD-	0	100	0	0	256.00	SF	35.00	35.00	100	1980	1980	3	20	1,792													
6	0681	POLE SHED	0	100	16	11	176.00	SF	15.00	15.00	100	1980	1980	3	20	528													
7	0810	CONCRETE A	0	100	0	0	229.00	SF	6.50	6.50	100	1985	1985	3	44	655													
8	0825	BRICK	0	100	25	5	125.00	SF	12.50	12.50	100	1995	1995	3	90	1,406													
9	0810	CONCRETE A	0	100	31	4	124.00	SF	6.50	6.50	100	2001	2001	3	79	637													
10	0681	POLE SHED	0	100	30	26	780.00	SF	15.00	15.00	100	1970	1970	3	20	2,340													
LAND DESCRIPTION										TOTAL OB/XF 21,872																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0005	RSF-2	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000												
2	006000	A	PASTURE - HA	0		RSF-2	0.00	0.00	4.00	AC		1.00	1.00	1.00	370.00	370.00	1,480												
3	009910	M	MARKET VALUE	0		RSF-2	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500												
REVIEW DATE 01/28/2025 BY WW Total Acres: 5.00 Total Land Value: 46,480 Market: 97,500 Agricultural: 1,480 Common: 45,000 PRINTED 07/30/2025 BY SYS																													

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