LOTS 1 2 15 & 16
PT OR 1376/1585 & OR 1376/1581
PINE VIEW SUB PB 3/64

FOURAKER LIVING TRUST/FOURAKER THOMAS J TRUSTEE
PO BOX 1
BRYCEVILLE, FL 32009-0001

2025

30-1S-24-2120-0001-0000

BUILDING CHARACTERISTICS

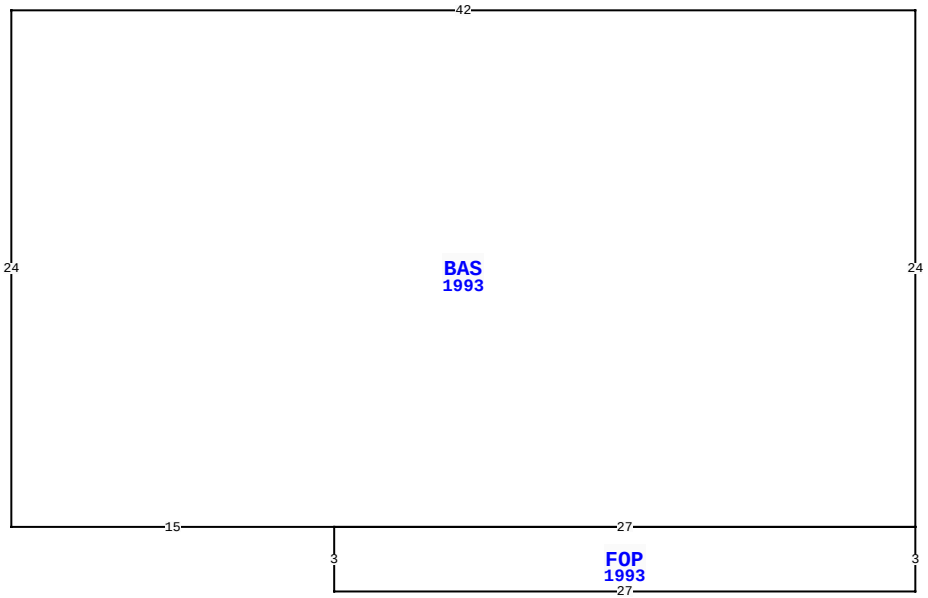
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	05	ASPH TILE 90
Interior Floo	14	CARPET 10
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	1,008	100	1993	1,008	60,023
FOP	81	30	1993	24	1,429
TOTALS	1,089			1,032	61,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,032	91.2600	91.26	94,180	1959	1959	0	0	0	34.75	65.25

1 SINGLE FAM – 0% - 0 Heated Area: 1008 HX Base Yr



7717 FOURAKER RD, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	61,452
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	52,650
TOTAL MARKET VALUE	114,102
SOH/AGL Deduction	19,545
ASSESSED VALUE	94,557
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,557
TOTAL JUST VALUE	114,102
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017711	REPAIR/RRF	7,300	12/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/1585	12/28/2005	WD	Q	I	01	100

GRANTOR: FOURAKER THOMAS J JR
GRANTEE: FOURAKER THOMAS J &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 S24 E15 FOP=[YR=1993] S3 E27 N3 W27$ E27 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	0005	RSF-2	0.00	0.00	1.17	AC		1.00	1.00	1.00	45,000.00	45,000.00	52,650							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.17 Total Land Value: 52,650 Market: 0 Agricultural: 0 Common: 52,650 PRINTED 07/30/2025 BY SYS