

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

30-1S-24-2120-0003-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 3		6
VALUATION SUMMARY							
VALUATION BY							STANDARD
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE							68,289
TOTAL MARKET OB/XF VALUE							3,483
TOTAL LAND VALUE - MARKET							13,050
TOTAL MARKET VALUE							84,822
SOH/AGL Deduction							16,592
ASSESSED VALUE							68,230
TOTAL EXEMPTION VALUE							0
BASE TAXABLE VALUE							68,230
TOTAL JUST VALUE							84,822
NCON VALUE							0
INCOME VALUE							1,799,850
PREVIOUS YEAR MKT VALUE							64,250
TPO ROOF							
PERMIT NUM		DESCRIPTION		AMT		ISSUED	
B230015442				16,940		12/04/2023	
230006117		TPO ROOF		12,000		05/11/2023	
M1420328		MECH OTHER		2,500		11/01/2014	
SALES DATA							
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD SALE PRICE
1995/0840		8/04/2015		WD	U	I	16 57,000
GRANTOR: FOURAKER LOUISE G							
GRANTEE: FOURAKER BROTHERS B							
1990/1431		7/14/2015		FJ	U	I	11 0
GRANTOR: FOURAKER JAMES H EST							
GRANTEE: FOURAKER LOUISE G							
BUILDING NOTES							
BUILDING DIMENSIONS							
BAS=[YR=1993] W18 S40 FCP=[YR=1993] S17 E18 N17 W18\$ E18 N40\$.							
ND UE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR CONSRV
13,050							
Common: 13,050 PRINTED 07/30/2025 BY SYS							

LOT 3
IN OR 1376/1583 & OR 1995/840
PINE VIEW SUB PB3/64

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2025

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structur	04	WOOD TRUSS 100			
Roof Cover	04	BUILT-UP 100			
Interior Wall	04	PLYWOOD 100			
Interior Floo	08	SHT VINYL 100			
Ceiling	02	F. NOT SUS 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Fixtures		2 100			
Frame	03	MASONRY 100			
Story Height		12 100			
RMS		1 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	06	DIST 1D 100			
Occupancy	00	NONE 100			
Quality		03	Quality Level 03		
DOR CODE		1410	CONVENIENCE STORES		
MAP NUM		MKT AREA			09
NEIGHBORHOOD/LOC		8002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	695	100	1993	695	37,445
CAN	104	30	1993	31	1,670
UOP	144	20	2007	29	1,562
UST	85	40	1993	34	1,832
TOTALS		1,028		789	42,510

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1701	04	789	87.1500	122.45	96,613	1968	1985	0	0	0	56.00	44.00	

2 OFFICE - 0% - 0

Heated Area: 695

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