LOTS 4 & 5
PT OR 2117/1246
PINE VIEW SUB PB3/64

FOURAKER RENA L L/E/
PO BOX 15
BRYCEVILLE, FL 32009

2025

30-1S-24-2120-0004-0000

BUILDING CHARACTERISTICS

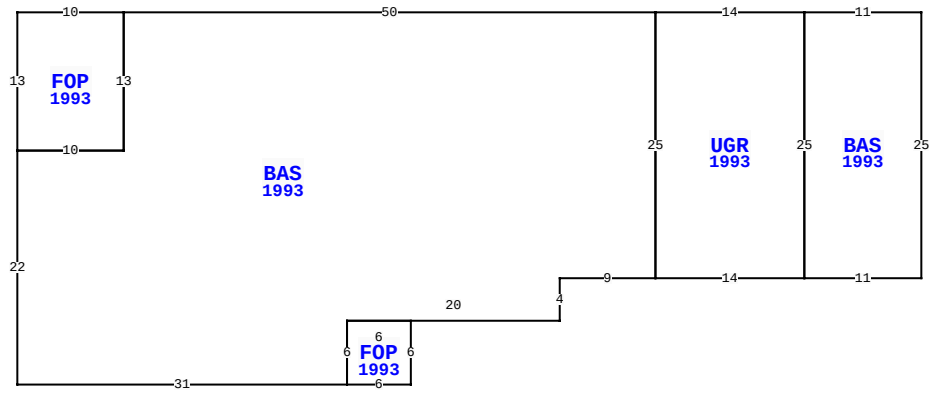
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	275	100	1993	275	24,536
BAS	1,760	100	1993	1,760	157,031
FOP	36	30	1993	11	982
FOP	130	30	1993	39	3,480
UGR	350	45	1993	158	14,097
TOTALS	2,551			2,243	200,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,243	118.5800	156.53	351,097	1958	1958	0	0	0	43.00	57.00

1 SNGL FAM – 100% - 2023 Heated Area: 2035 HX Base Yr 2023



7654 US HWY 301, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		200,125
TOTAL MARKET OB/XF VALUE		6,835
TOTAL LAND VALUE - MARKET		25,650
TOTAL MARKET VALUE		232,610
SOH/AGL Deduction		50,581
ASSESSED VALUE		182,029
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		81,307
TOTAL JUST VALUE		232,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2117/1246	4/21/2017	WD	U	I	11	100

GRANTOR: FOURAKER LOUISE G

GRANTEE: FOURAKER JONATHAN A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 UGR=[YR=1993] W14 BAS=[YR=1993] W50
FOP=[YR=1993] W10 S13 E10 N13$ S13 W10 S22 E31 FOP=[YR=1993]
E6 N6 W6 S6$ N6 E20 N4 E9 N25$ S25 E14 N25$ S25 E11 N25$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1958	1958	3	20	700	
2	0510	GARAGE WD-	0	100	24	36	864.00	SF	28.00	28.00	100	1982	1982	3	20	4,838	
3	0810	CONCRETE A	0	100	0	0	416.00	SF	6.50	6.50	100	1958	1958	3	20	541	
4	0681	POLE SHED	0	100	28	9	252.00	SF	15.00	15.00	100	1989	1989	3	20	756	

LAND DESCRIPTION

TOTAL OB/XF 6,835

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	0004	CG			0.57	AC		1.00	1.00	1.00	45,000.00	45,000.00	25,650							

REVIEW DATE 04/10/2024 BY WWA Total Acres: 0.57 Total Land Value: 25,650 Market: 0 Agricultural: 0 Common: 25,650 PRINTED 07/30/2025 BY SYS