PT OF SEC 37-3N-23E
IN OR 2330/1455
(EX OR 2184/1595 &

FOURAKER JOEL & AMANDA
8094 GRAYBAR PL
BRYCEVILLE, FL 32009

2025

37-3N-23-0000-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

31159 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	262,885
TOTAL MARKET VALUE	262,885
SOH/AGL Deduction	103,620
ASSESSED VALUE	159,265
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,265
TOTAL JUST VALUE	262,885
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005965	NEW CONSTR	546,153	04/18/2022
MHU95815	MH MOVE-ON	0	03/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2330/1455	1/07/2020	WD	Q	V	01	150,000
GRANTOR: JOHNSON CALVIN W & JA						
GRANTEE: FOURAKER JOEL & AMA						
2258/0962	2/26/2019	WD	U	V	37	90,900
GRANTOR: OWENS ROBERT L & THER						
GRANTEE: JOHNSON CALVIN W &						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0			0.00	0.00	18.13	AC		1.00	1.00	1.00	14,500.00	14,500.00	262,885							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 18.13 Total Land Value: 262,885 Market: 0 Agricultural: 0 Common: 262,885 PRINTED 07/30/2025 BY SYS