IN OR 704 PG 500

EICHERMULLER DAVID J &/FOURAKER JULIE ANN
7744 FOURAKER RD
BRYCEVILLE, FL 32009

2026

30-1S-24-0000-0011-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	08	WD ON PLY 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 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

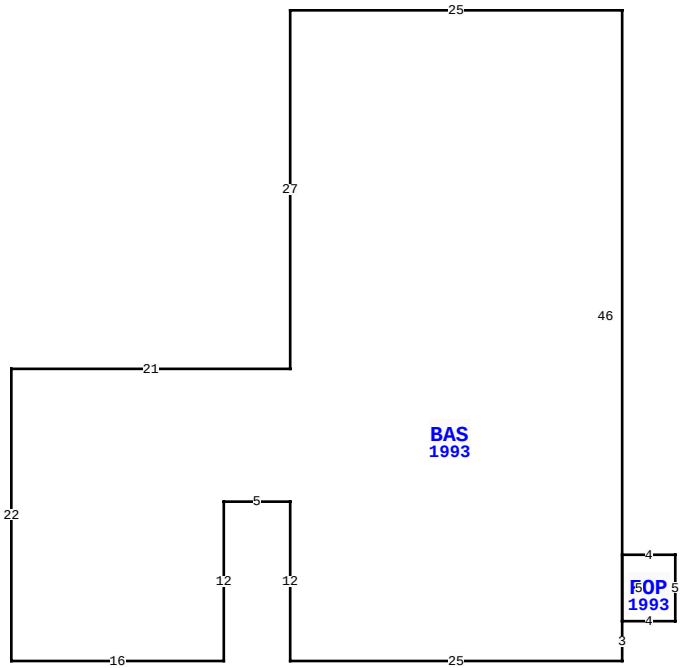
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,627	100	1993	1,627	126,638
FOP	20	30	1993	6	467
TOTALS	1,647			1,633	127,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,633	110.9760	116.52	190,277	1946	1975	0	0	0	33.20	66.80

1 SINGLE FAM 100% - 1995 Heated Area: 1627 HX Base Yr 1995



7744 FOURAKER RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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		127,105
TOTAL MARKET OB/XF VALUE		1,455
TOTAL LAND VALUE - MARKET		40,800
TOTAL MARKET VALUE		169,360
SOH/AGL Deduction		88,439
ASSESSED VALUE		80,921
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		29,510
TOTAL JUST VALUE		169,360
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010415	REPAIR/RRF	3,500	10/15/2018
2771	CHNGE SRVC	2,700	10/20/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0704/0500	5/11/1994	WD	Q	I		53,500
GRANTOR: ASCHENBRENNER DENNIS						
GRANTEE: EICHERMULLER DAVID						
0491/0872	6/23/1986	WD	U	I		42,500
GRANTOR: FOURAKER JUDITH S						
GRANTEE: ASCHENBRENNER DENNI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S27 W21 S22 E16 N12 E5 S12 E25 N3
FOP=[YR=1993] E4 N5 W4 S5 $ N46 $.

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	0940	SHEDS/PORT	0	100	16	8	128.00	SF	20.10	20.10	100	1994	1994	3	20	515	
2	0820	WOOD WALK	0	100	0	0	200.00	SF	11.75	11.75	100	1994	1994	3	40	940	

LAND DESCRIPTION

TOTAL OB/XF 1,455

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	0005	RSF-2	0.00	0.00	0.51	AC		1.00	1.00	2.00	40,000.00	80,000.00	40,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.51 Total Land Value: 40,800 Market: 0 Agricultural: 0 Common: 40,800 PRINTED 07/09/2026 BY SYS