

IN OR 1376/1586 & OR 1376/1584
& OR 1376/1582
PARCELS 12 12-4 & 11

FOURAKER THOMAS J & ANN J
PO BOX 1
BRYCEVILLE, FL 32009-0001

2026

30-1S-24-0000-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	13	LVT/LAMNT 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,748	100	1993	1,748	121,168
FGR	729	55	1993	401	27,797
FOP	12	30	1993	4	278
FOP	154	30	1993	46	3,188
FST	261	55	1993	144	9,982
FUS	1,696	100	1993	1,696	117,564

TOTALS 4,600 4,039 279,977

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	1242	WD DECK A	0 100	10	5	50.00	SF	14.00	
2	1242	WD DECK A	0 100	36	3	108.00	SF	14.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	RSF-2	0.00	0.00	3.00
2	000100	C	RES	100	0005	RSF-2	0.00	0.00	3.51

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	4,039	96.0960	100.90	407,535	1979	1979	0	0
1 SINGLE FAM 100% - 0 Heated Area: 3444 HX Base Yr 1980									

7724 FOURAKER RD, BRYCEVILLE

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	1242	WD DECK A	0 100	10	5	50.00	SF	14.00	
2	1242	WD DECK A	0 100	36	3	108.00	SF	14.00	

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	000100	C	RES	100	0005	RSF-2	0.00	0.00	3.00
2	000100	C	RES	100	0005	RSF-2	0.00	0.00	3.51

Total Acres: 6.51 Total Land Value: 182,280 Market: 0 Agricultural: 0 Common: 182,280

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 6									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					279,977				
TOTAL MARKET OB/XF VALUE					442				
TOTAL LAND VALUE - MARKET					182,280				
TOTAL MARKET VALUE					462,699				
SOH/AGL Deduction					265,512				
ASSESSED VALUE					197,187				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					145,776				
TOTAL JUST VALUE					462,699				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					464,534				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1614905	REPAIR/RRF	10,750	03/31/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	/ /	V I	RSN CD	SALE PRICE
1376/1586	12/28/2005	WD	Q		I	01	100
GRANTOR: FOURAKER THOMAS J & A							
GRANTEE: FOURAKER THOMAS J &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FST=[YR=1993] W30 BAS=[YR=1993] W58 S33 E15 FOP=[YR=1993] E6 N2 W6 S2\$ N2 E6 S2 E15 FOP=[YR=1993] E22 FGR=[YR=1993] E30 N25 W9 S1 W21 S24\$ N7 W22 S7\$ N7 E22 N26\$ S9 E21 N1 E9 N8\$ PTR= E20 FUS=[YR=1993] E36 S4 E52 S16 W52 S4 W36 N24\$ W20\$.									