OR 101 PAGE 422

WILLIAMS JEFFERY & GAY
7579 FOURAKER RD
BRYCEVILLE, FL 32009-0180

2026

30-1S-24-0000-0012-0020

BUILDING CHARACTERISTICS

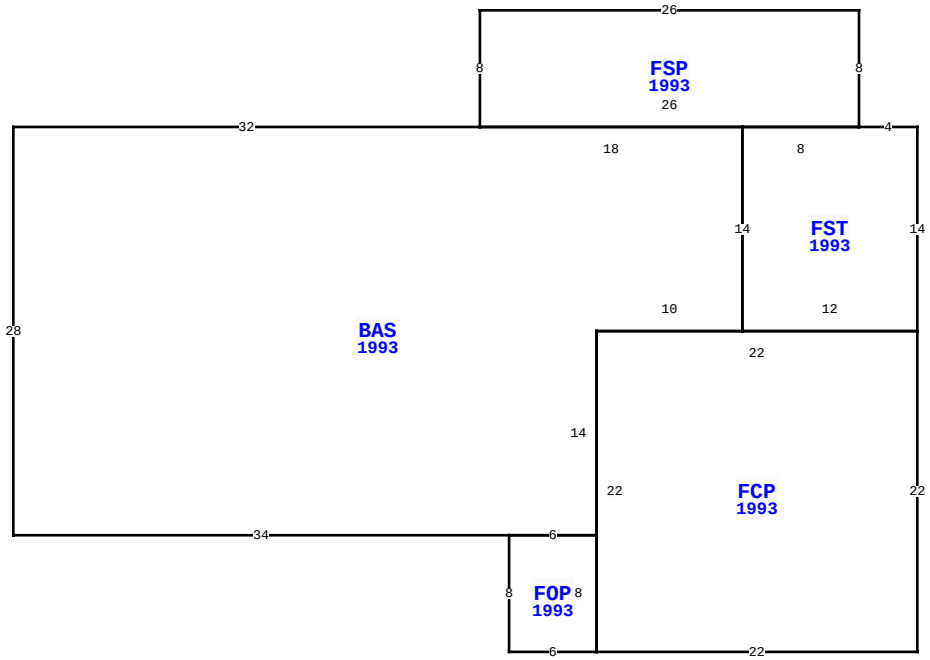
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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	1,260	100	1993	1,260	92,485
FCP	484	25	1993	121	8,881
FOP	48	30	1993	14	1,028
FSP	208	40	1993	83	6,092
FST	168	55	1993	92	6,753
TOTALS	2,168			1,570	115,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,570	101.6940	106.78	167,645	1978	1983	0	0	0	31.26	68.74

1 SINGLE FAM 0% - 2025 Heated Area: 1260 HX Base Yr



7590 DEMPS LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	115,239
TOTAL MARKET OB/XF VALUE	11,818
TOTAL LAND VALUE - MARKET	68,000
TOTAL MARKET VALUE	195,057
SOH/AGL Deduction	0
ASSESSED VALUE	195,057
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,057
TOTAL JUST VALUE	195,057
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615651	REPAIR/RRF	9,500	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2548/0081	3/18/2022	LE	U	I	14	100
GRANTOR: HARPER WINSTON						
GRANTEE: HARPER WINSTON L/E						
0101/0422	4/04/1970	TA	Q	V		2,300
GRANTOR: FOURAKER TH JR & ANN						
GRANTEE: HARPER WINSTON & NO						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W4 FSP=[YR=1993] N8 W26 S8 BAS=[YR=1993] W32 S28 E34 FOP=[YR=1993] S8 E6FCP=[YR=1993] E22 N22 W22S22$ N8W6$ E6 N14 E10 N14 W18$ E26$ W8 S14 E12 N14$.

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	0681	POLE SHED	0	0	0	0	336.00	SF	15.00	15.00	100	1980	1980	3	20	1,008	
2	0681	POLE SHED	0	0	40	28	1,120.00	SF	15.00	15.00	100	1980	1980	3	20	3,360	
3	0752	USP	0	0	30	12	360.00	SF	15.00	15.00	100	1983	1983	3	20	1,080	
4	0511	GARAGE CB-	0	0	30	12	360.00	SF	40.00	40.00	100	1983	1983	3	35	5,040	
5	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	38	1,330	

LAND DESCRIPTION

TOTAL OB/XF 11,818

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	0007	RSF-2	0.00	0.00	2.00	AC		1.00	1.00	1.00	34,000.00	34,000.00	68,000							

REVIEW DATE 03/27/2024 BY WWA Total Acres: 2.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS