LOTS 1 2 15 & 16
PT OR 1376/1585 & OR 1376/1581
PINE VIEW SUB PB 3/64

FOURAKER LIVING TRUST/FOURAKER THOMAS J TRUSTEE
PO BOX 1
BRYCEVILLE, FL 32009-0001

**2026**

**30-1S-24-2120-0001-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 90 |
| Interior Wall | 05 | DRYWALL 10 |
| Interior Floo | 05 | ASPH TILE 90 |
| Interior Floo | 14 | CARPET 10 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 03 | FORCED AIR 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 |

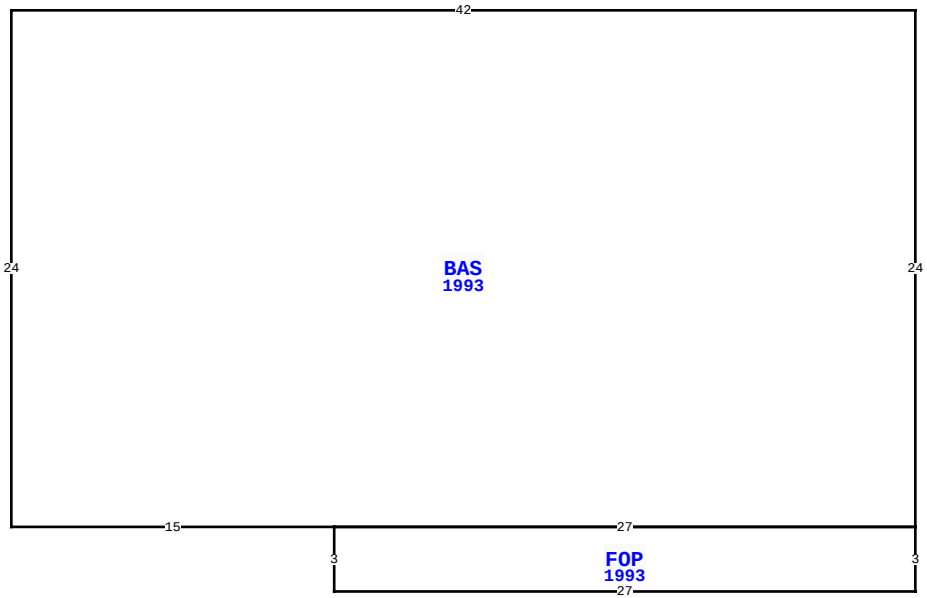
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,008 | 100 | 1993 | 1,008 | 62,782 |
| FOP | 81 | 30 | 1993 | 24 | 1,495 |
| TOTALS | 1,089 | | | 1,032 | 64,276 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,032 | 91.2600 | 95.82 | 98,886 | 1959 | 1959 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1008 HX Base Yr




7717 FOURAKER RD, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 64,276 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 46,800 |
| TOTAL MARKET VALUE | 111,076 |
| SOH/AGL Deduction | 7,063 |
| ASSESSED VALUE | 104,013 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 104,013 |
| TOTAL JUST VALUE | 111,076 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 114,102 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22017711 | REPAIR/RRF | 7,300 | 12/01/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1376/1585 | 12/28/2005 | WD | Q | I | 01 | 100 |

GRANTOR: FOURAKER THOMAS J JR
GRANTEE: FOURAKER THOMAS J &

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W42 S24 E15 FOP=[YR=1993] S3 E27 N3 W27$ E27 N24$.

## EXTRA FEATURES

| L N | 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

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 0005 | RSF-2 | 0.00 | 0.00 | 1.17 | AC | | 1.00 | 1.00 | 1.00 | 40,000.00 | 40,000.00 | 46,800 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.17 Total Land Value: 46,800 Market: 0 Agricultural: 0 Common: 46,800 PRINTED 07/09/2026 BY SYS