IN OR 2325/1962
ESMT IN OR 524/913

**CABIAO ALEXANDER & CONCEPCION**
11282 BOYD LANE
BRYCEVILLE, FL 32209

**2023**

**04-1S-24-0000-0009-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

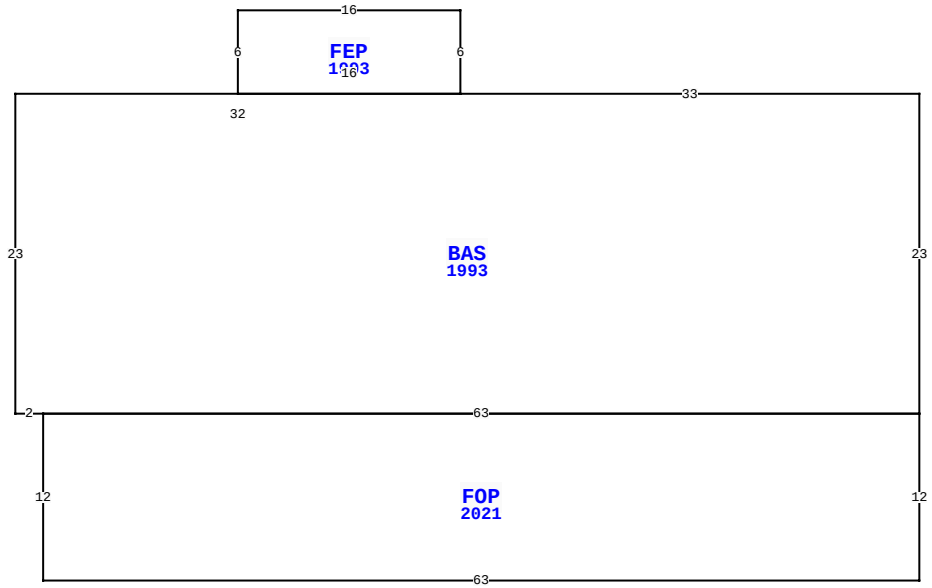
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 07 | ASB SHNGLE 80 |
| Exterior Wall | 05 | AVERAGE 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 03 | PLASTER 70 |
| Interior Wall | 05 | DRYWALL 30 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 08 |
| NEIGHBORHOOD/LOC | 8001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,495 | 100 | 1,495 | 102,918 |
| FEP | 96 | 80 | 77 | 5,301 |
| FOP | 756 | 30 | 227 | 15,627 |
| TOTALS | 2,347 | | 1,799 | 123,845 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,799 | 100.5000 | 90.70 | 163,169 | 1965 | 1985 | 0 | 0 | 0 | 24.10 | 75.90 |

1 SINGLE FAM – 100% - 2020 Heated Area: 1495 HX Base Yr 2020




11282 BOYD LN, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/22/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 123,845 |
| TOTAL MARKET OB/XF VALUE | | 4,560 |
| TOTAL LAND VALUE - MARKET | | 88,000 |
| TOTAL MARKET VALUE | | 216,405 |
| SOH/AGL Deduction | | 65,462 |
| ASSESSED VALUE | | 150,943 |
| TOTAL EXEMPTION VALUE | HX HB DX | 55,000 |
| BASE TAXABLE VALUE | | 95,943 |
| TOTAL JUST VALUE | | 216,405 |
| NCON VALUE | | 18,546 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 178,547 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2325/1962 | 12/13/2019 | QC | U | I | 11 | 100 |
| GRANTOR: KIRK GRADY & NANCY | | | | | | |
| GRANTEE: CABIAO ALEXANDER & | | | | | | |
| 2238/0860 | 10/31/2018 | WD | Q | I | 02 | 150,000 |
| GRANTOR: KIRK GRADY & NANCY | | | | | | |
| GRANTEE: CABLAO ALEXANDER & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W33 FEP=[YR=1993] N6 W16 S6 E16$ W32 S23 E2
FOP=[YR=2021] S12 E63 N12 W63$ E63 N23$.

## 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 | 0200 | BARN WD 0- | 0 | 100 | 20 | 20 | 400.00 | SF | 15.00 | 15.00 | 100 | 1987 | 1987 | 3 | 20 | 1,200 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2013 | 2013 | 3 | 96 | 3,360 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,560

| 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 | 000115 | C | SFR ACRES | 100 | 0005 | OR | 0.00 | 0.00 | 5.50 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 88,000 | | | | | | | |

REVIEW DATE 10/13/2022 BY WWA Total Acres: 5.50 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 08/02/2023 BY SYS