

PT OF FRACL SE1/4 & PT
GOVT LOT 3 OF SEC 19-1S-23E
IN OR 2215/75 & ESMT IN

BOYETT HAROLD N FAMILY TRUST/BOYETT HAROLD N TRUST
PO BOX 551715
JACKSONVILLE, FL 32255

2023

19-1S-23-0000-0005-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,557	100	1,557	114,018
BAS	224	100	224	16,403
FGR	296	55	163	11,936
FOP	15	30	4	293
UCP	459	20	92	6,737

TOTALS	2,551		2,040	149,388
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0810	CONCRETE A	0	0	0	0	358.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	1.00
2	000115	C	SFR ACRES	0	0005		0.00	0.00	19.00

REVIEW DATE	08/19/2019	BY	TWA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,040	117.6000	106.13	216,505	1965	1980		0	0	31.00	69.00
1 SINGLE FAM - 0% - 0												
Heated Area: 1781 HX Base Yr												

709 GREENLAND LN, BRYCEVILLE	06/13/2023	MLU
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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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1965	1965	3	28	980	
3	0810	CONCRETE A	0	0	0	0	358.00	SF	6.50	6.50	100	1965	1965	3	20	465	

TOTAL OB/XF														1,445		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
05	OR	0.00	0.00	1.00	AC		1.00	1.00	2.00	30,000.00	60,000.00					
05		0.00	0.00	19.00	AC		1.00	1.00	1.35	14,000.00	18,900.00	359,100.00				

Total Acres: 20.00	Total Land Value: 419,100	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY	STANDARD				
Tax Group: 6	Tax Dist:				
BUILDING MARKET VALUE	149,388				
TOTAL MARKET OB/XF VALUE	1,445				
TOTAL LAND VALUE - MARKET	419,100				
TOTAL MARKET VALUE	569,933				
SOH/AGL Deduction	221,862				
ASSESSED VALUE	348,071				
TOTAL EXEMPTION VALUE	0				
BASE TAXABLE VALUE	348,071				
TOTAL JUST VALUE	569,933				
NCON VALUE	0				
INCOME VALUE					
PREVIOUS YEAR MKT VALUE	372,027				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2215/0075	7/21/2018	QC	U	I	11	100
GRANTOR: BOYETT HAROLD N						
GRANTEE: BOYETT HAROLD NICH0						
1859/1999	5/24/2013	QC	U	I	11	100
GRANTOR: BOYETT WENDI G						
GRANTEE: BOYETT HAROLD N						

BUILDING NOTES									

BUILDING DIMENSIONS									
UCP=[YR=2008] W17 BAS=[YR=2008] W20 BAS=[YR=1993] W57 S29 E25 FOP=[YR=1993] E5 N3 W5 S3\$ N3 E32 FGR=[YR=1993] E20 N14 W12 N2 W8 S16\$ N26\$ S10 E8 S2 E12 N12\$ S27 E17 N27\$.									