IN OR 860/215 & OR 1942/324
PARCELS 6 7-1 9-1 9-2 10-4 & 10-1

BOYER DONALD L
5020 FOX FARM TR
BRYCEVILLE, FL 32009

2023

19-1S-24-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

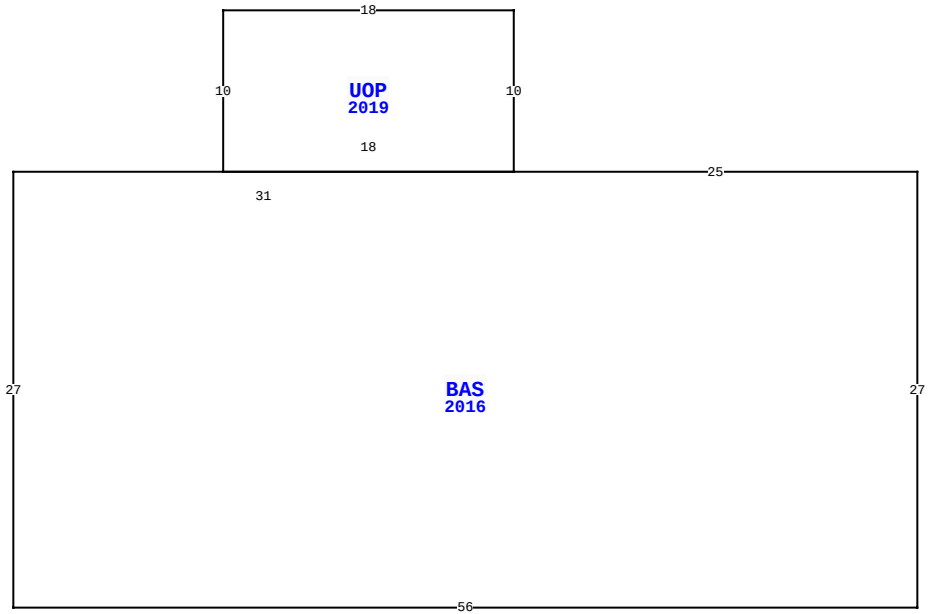
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	109,735
UOP	180	25	45	3,266
TOTALS	1,692		1,557	113,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,557	115.2000	80.64	125,556	2016	2016	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 0 Heated Area: 1512 HX Base Yr



5020 FOX FARM TR, 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		113,000
TOTAL MARKET OB/XF VALUE		14,968
TOTAL LAND VALUE - MARKET		118,965
TOTAL MARKET VALUE		246,933
SOH/AGL Deduction		112,024
ASSESSED VALUE		134,909
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		84,909
TOTAL JUST VALUE		246,933
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165977	CO ISSUED	0	02/13/2017
B165983	MH MOVE-ON	0	12/01/2016
MH165805	MH MOVE-ON	0	12/01/2016
MH5128	CO ISSUED	0	10/01/2008
M14136	MECH OTHER	0	09/01/2008
P13472	OTHER	0	09/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0860/0215	12/22/1998	QC	U	I	09	100
GRANTOR: BOYER DONALD L & JUDY						
GRANTEE: BOYER DONALD L						
0640/1216	11/12/1991	WD	U	I	07	100
GRANTOR: ANIEL FRED & DEMMIE						
GRANTEE: BOYER & VINSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W25 UOP=[YR=2019] N10 W18 S10 E18$ W31 S27 E56 N27$.

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	0511	GARAGE CB-	0	100	16	14	224.00	SF	40.00	40.00	100	1980	1980	3	35	3,136	
2	0200	BARN WD 0-	0	100	46	33	1,518.00	SF	20.00	20.00	100	1980	1980	3	20	6,072	
3	0681	POLE SHED	0	100	44	33	1,452.00	SF	15.00	15.00	100	1980	1980	3	20	4,356	
4	1242	WD DECK A	0	100	8	8	64.00	SF	6.50	6.50	100	2016	2016	3	78	324	
5	1242	WD DECK A	0	100	0	0	240.00	SF	5.00	5.00	100	2019	2019	3	90	1,080	

LAND DESCRIPTION

TOTAL OB/XF 14,968

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		OR	0.00	0.00	11.33	AC		1.00	1.00	0.70	15,000.00	10,500.00	118,965							

REVIEW DATE 05/14/2020 BY TWA Total Acres: 11.33 Total Land Value: 118,965 Market: 0 Agricultural: 0 Common: 118,965 PRINTED 08/02/2023 BY SYS