PT OF SE1/4 OF SW1/4
IN OR 2464/1346
PARCELS 10-4 & 10-5

BOYD ROGER A & PAULA A
1300 BOYD RD
BRYCEVILLE, FL 32009

2023

29-1S-23-0000-0010-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,824
TOTAL LAND VALUE - MARKET	64,500
TOTAL MARKET VALUE	72,324
SOH/AGL Deduction	15,960
ASSESSED VALUE	56,364
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,364
TOTAL JUST VALUE	72,324
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2464/1346	5/24/2021	WD	U	I	11	100
GRANTOR: BOYD RILEY H & NATHAN						
GRANTEE: BOYD ROGER A & PAUL						
2456/1914	4/28/2021	FJ	U	I	11	0
GRANTOR: BOYD GRACE BERNARD ES						
GRANTEE: BOYD RILEY H & NATH						

1314 BOYD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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	2,608.00	SF	15.00	15.00	100	1980	1980	3	20	7,824	

LAND DESCRIPTION

TOTAL OB/XF 7,824

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	000000	C	VAC RES	0		OR	0.00	0.00	2.15	AC		1.00	1.00	1.00	30,000.00	30,000.00	64,500							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.15 Total Land Value: 64,500 Market: 0 Agricultural: 0 Common: 64,500 PRINTED 08/02/2023 BY SYS