PT OF SE1/4 OF SW1/4
IN OR 882/579

BERRY FRED L JR & KIMBERLY D
1618 BOYD ROAD
BRYCEVILLE, FL 32009

2023

29-1S-23-0000-0010-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

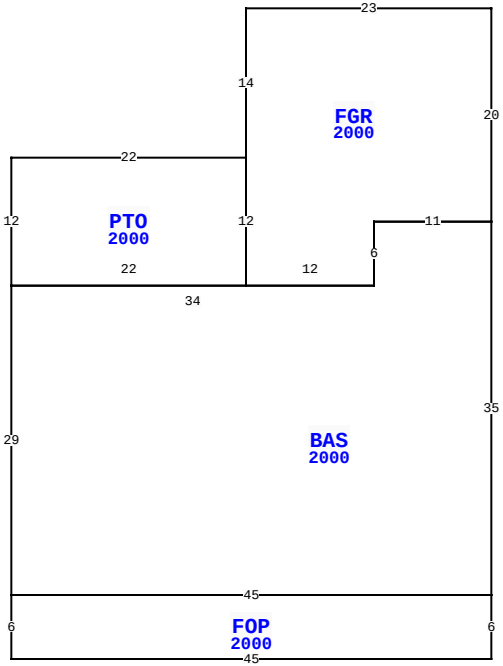
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,371	100	1,371	115,715
FGR	532	55	293	24,729
FOP	270	30	81	6,836
PTO	264	5	13	1,097
TOTALS	2,437		1,758	148,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,758	112.0000	101.08	177,699	2000	2000	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2001 Heated Area: 1371 HX Base Yr 2001



1618 BOYD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		148,379
TOTAL MARKET OB/XF VALUE		4,847
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		228,226
SOH/AGL Deduction		114,603
ASSESSED VALUE		113,623
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		63,623
TOTAL JUST VALUE		228,226
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M004193	H/AC	0	03/01/2000
B996684	NEW CONSTR	85,840	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0882/0579	5/10/1999	WD	Q	V		25,000

GRANTOR: BOYD ROGER & PAULA
GRANTEE: BERRY FRED JR & KIM

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2000] W23 S14 PTO=[YR=2000] W22 S12 BAS=[YR=2000] S29 FOP=[YR=2000] S6 E45 N6 W45$ E45 N35 W11 S6 W34$ E22 N12$ S12 E12 N6 E11 N20$.

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	0810	CONCRETE A	0	100	20	18	360.00	SF	6.50	6.50	100	2000	2000	3	80	1,872	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 4,847

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		0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 3.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS