

PT GOVT LOT 2 & PT OF NW1/4
OF SEC 32-1S-23E PT OR 1760/33
(EX PT OR 180/238,OR 563/973,

BOYD DANNY W & BOYD PAULA
1498 BOYD RD
BRYCEVILLE, FL 32009

2023

32-1S-23-0000-0002-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6															
Exterior Wall	26	AL SIDING 100	0820	02	1,114	90.2000	58.63	65,314	1980	1985	0	0	0	70.00	30.00	VALUATION BY STANDARD														
Roof Structur	02	SHED 100	2 M/H 93- - 0% - 0													Heated Area: 1092 HX Base Yr														
Roof Cover	01	MINIMUM 100																												
Interior Wall	04	PLYWOOD 100																												
Interior Floo	14	CARPET 80																												
Interior Floo	08	SHT VINYL 20																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		0 100																												
Bathrooms		0 100																												
Frame	02	WOOD FRAME 100																												
Stories	1.	1. 100																												
Units		0 100																												
Quality			03	Quality Level 03																										
DOR CODE			5000IMPROVED AG																											
MAP NUM			MKT AREA													09														
NEIGHBORHOOD/LOC			9001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	168	100	168	2,955																										
BAS	924	100	924	16,252																										
FOP	72	30	22	387																										
TOTALS			1,164	1,114	19,594																									
EXTRA FEATURES			1705 BOYD RD, BRYCEVILLE																											
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															
1	0811	CONCRETE B	0 0	0 0	516.00	SF	5.20	5.20	100	1984	1984	3	47	1,261																
12	1242	WD DECK A	0 0	0 0	186.00	SF	10.00	10.00	100	2002	2002	3	21	391																
LAND DESCRIPTION																TOTAL OB/XF 1,652														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000													
2	005000	C	RURAL HOME	0	0005		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000													
3	006005	A	PAST/GRAZE	0			0.00	0.00	9.82	AC		1.00	1.00	1.00	440.00	440.00	4,321													
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	15.34	AC		1.00	1.00	1.00	225.00	225.00	3,452													
5	009910	M	MKT. VAL. AG	0			0.00	0.00	25.16	AC		1.00	1.00	1.00	7,000.00	7,000.00	176,120													
REVIEW DATE 07/09/2018 BY TWA Total Acres: 27.16 Total Land Value: 67,773 Market: 176,120 Agricultural: 7,773 Common: 60,000 PRINTED 08/02/2023 BY SYS																														

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