

PT GOVT LOT 2 OF SEC 32-1S-23E
IN OR 831/992 & ESMT IN
OR 831/984

BOYD DALE L & CINDY C
6922 LEE LANE
BRYCEVILLE, FL 32009

2023

32-1S-23-0000-0002-0040



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	10	ABOVE AVG 90								0820	02	1,440	149.5200	97.19	139,954	1990	2006	0	0	0	40.00	60.00																	
Exterior Wall	20	FACE BRICK 10								1 M/H 93- - 0% - 0										Heated Area: 1440										HX Base Yr									
Roof Structur	03	GABLE/HIP 100								24 60 24 60 BAS 2011																													
Roof Cover	12	MODULAR MT 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	0	0 100																																					
Units		0 100																																					
Quality		05 Quality Level 05																																					
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	1,440	100	1,440	83,972																																			
TOTALS		1,440		1,440		83,972																																	
EXTRA FEATURES										6922 LEE LN, 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	0350	CARPORT WD	0	0	11	24	264.00	SF	13.00	13.00	100	1978	1978	3	20	686																							
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450																							
4	0752	USP	0	0	60	12	720.00	SF	15.00	15.00	100	1999	1999	3	28	3,024																							
5	0754	FOP	0	0	16	12	192.00	SF	15.00	15.00	100	2015	2015	3	74	2,131																							
6	0681	POLE SHED	0	0	50	50	2,500.00	SF	15.00	15.00	100	2019	2019	3	93	34,875																							
LAND DESCRIPTION										TOTAL OB/XF										43,166																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000102	C	SFR/MH	0	0007	OR	0.00	0.00	5.81	AC		1.00	1.00	1.00	19,000.00	19,000.00	110,390																						
REVIEW DATE 08/20/2020 BY TWA Total Acres: 5.81 Total Land Value: 110,390 Market: 0 Agricultural: 0 Common: 110,390 PRINTED 08/02/2023 BY SYS																																							

SALES DATA

OFF RECORD Number
4/28/1998
WD U I I 01
10,000

GRANTOR: BOYD HENSON H & GRACE
GRANTEE: BOYD DALE & CINDY C
0764/1168
7/05/1996
WD U I I 01
100

GRANTOR: TAYLOR WILLIAM H
GRANTEE: BOYD HENSON & GRACE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W60 S24 E60 N24\$.