PT GOVT LOT 2 OF SEC 32-1S-23E
IN OR 2322/1683
{1996 RGE DW/MH}

HYGEMA DAVID & SHARON
1821 BOYD RD
BRYCEVILLE, FL 32009

2023

32-1S-23-0000-0002-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

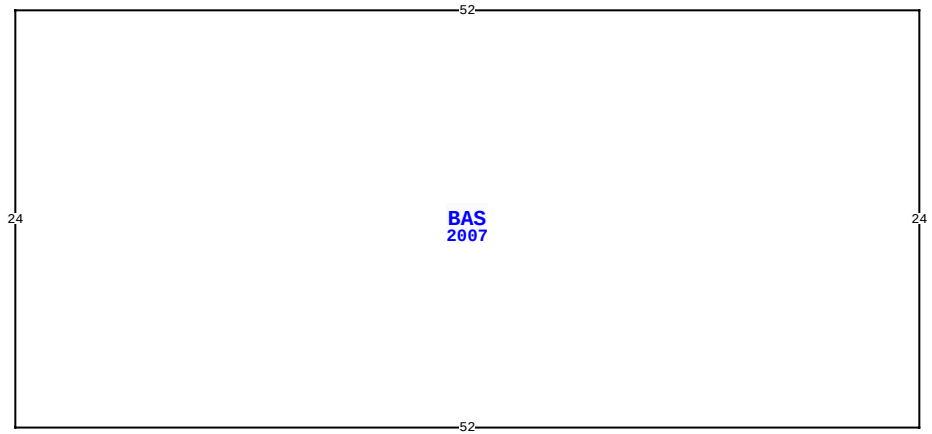
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,248	100	1,248	70,803
TOTALS	1,248		1,248	70,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	122.8000	85.96	107,278	1996	2009	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 2020 Heated Area: 1248 HX Base Yr 2020



1821 BOYD RD, BRYCEVILLE

BLD DATE	03/26/2008	JH	LGL DATE	
XF DATE	03/26/2008	JH	LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		70,803
TOTAL MARKET OB/XF VALUE		3,221
TOTAL LAND VALUE - MARKET		33,900
TOTAL MARKET VALUE		107,924
SOH/AGL Deduction		42,817
ASSESSED VALUE		65,107
TOTAL EXEMPTION VALUE	HX HB	40,107
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		107,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2322/1683	11/26/2019	WD	Q	I	01	95,000
GRANTOR: GILL CHRISTOPHER D &						
GRANTEE: HYGEMA DAVID & SHAR						
1579/0857	7/31/2008	QC	U	I	07	100
GRANTOR: LEWIS HERBERT G JR &						
GRANTEE: GILL CHRISTOPHER D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W52 S24 E52 N24$.

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	0811	CONCRETE B	0	100	24	29	696.00	SF	5.20	5.20	100	2007	2007	3	89	3,221	

LAND DESCRIPTION

TOTAL OB/XF 3,221

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	OR	0.00	0.00	1.13	AC		1.00	1.00	1.00	30,000.00	30,000.00	33,900							

REVIEW DATE 08/19/2019 BY TWA Total Acres: 1.13 Total Land Value: 33,900 Market: 0 Agricultural: 0 Common: 33,900 PRINTED 08/02/2023 BY SYS