PT GOVT LOT 2 & PT NW1/4 OF
SEC 32-1S-23E IN OR 2435/1469
(EX UTIL ESMT IN OR 1536/1916

KEATON GERALD BRIAN
1649 BOYD ROAD
BRYCEVILLE, FL 32009

2023

32-1S-23-0000-0002-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

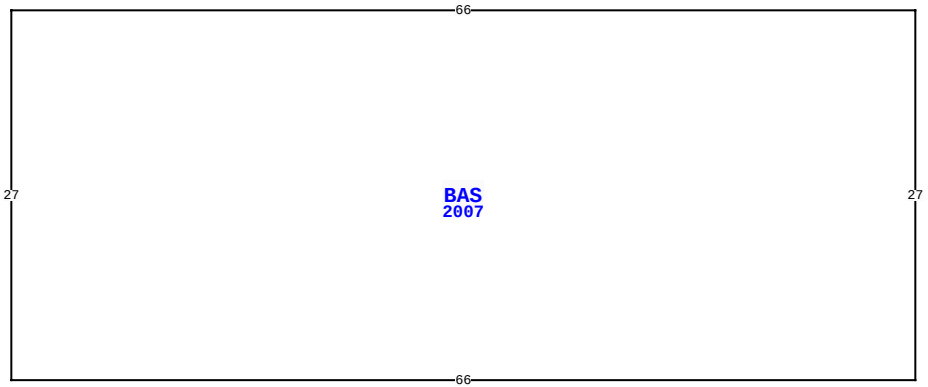
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,782	100	1,782	148,865
TOTALS	1,782		1,782	148,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	140.4000	98.28	175,135	2007	2015	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2022 Heated Area: 1782 HX Base Yr 2022



1649 BOYD RD, BRYCEVILLE

BLD DATE	03/26/2008	JH	LGL DATE	
XF DATE	03/26/2008	JH	LAND DATE	06/16/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		148,865
TOTAL MARKET OB/XF VALUE		675
TOTAL LAND VALUE - MARKET		173,280
TOTAL MARKET VALUE		322,820
SOH/AGL Deduction		148,445
ASSESSED VALUE		174,375
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		119,375
TOTAL JUST VALUE		322,820
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2435/1469	2/10/2021	WD	Q	I	02	257,000
GRANTOR: MANCUSO KIM JOSEPH &						
GRANTEE: KEATON GERALD BRIAN						
2115/0889	4/20/2017	WD	Q	I	01	160,000
GRANTOR: BELL JASON L & TONI L						
GRANTEE: MANCUSO KIM JOSEPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W66 S27 E66 N27$.

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
2	1242	WD DECK A	0	100	0	0	150.00	SF	5.00	5.00	100	2019	2019	3	90	675	

LAND DESCRIPTION

TOTAL OB/XF 675

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	9.12	AC		1.00	1.00	1.00	19,000.00	19,000.00	173,280							

REVIEW DATE 08/20/2020 BY TWA Total Acres: 9.12 Total Land Value: 173,280 Market: 0 Agricultural: 0 Common: 173,280 PRINTED 08/02/2023 BY SYS