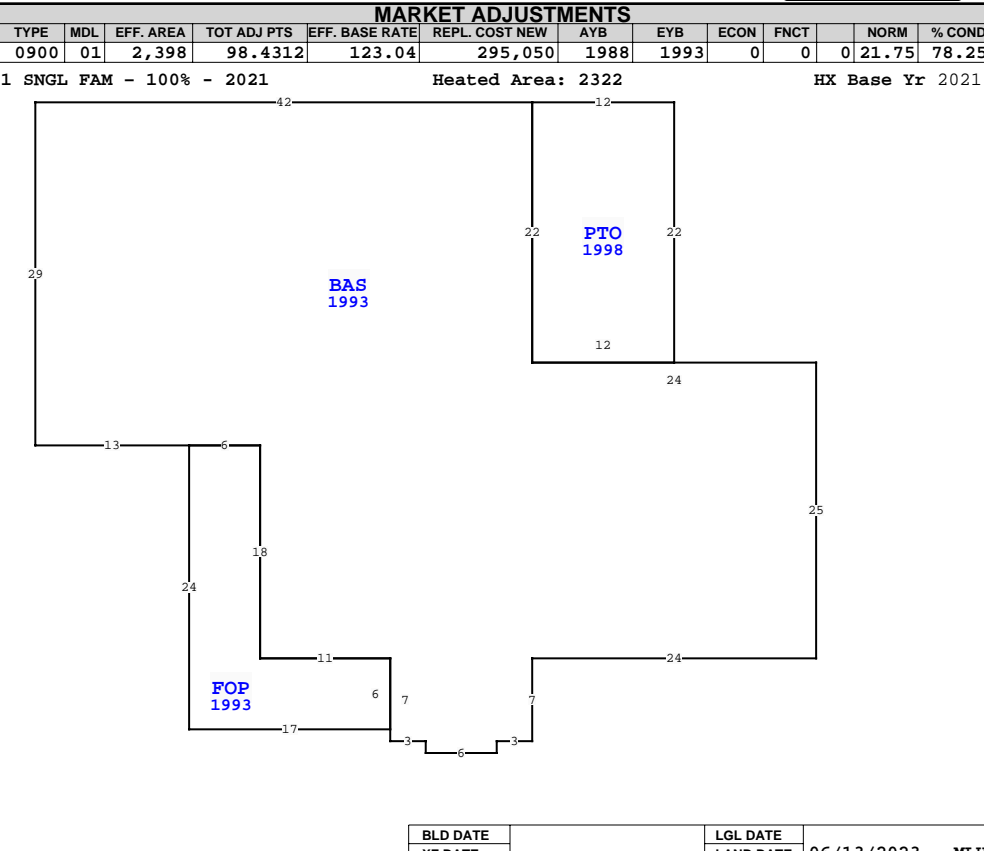




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	90
Exterior Wall	12	CEDAR	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMNT	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	06	DIST 1D	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,322	100	2,322
FOP	210	30	63
PTO	264	5	13
TOTALS	2,796		2,398
			230,877



11374 BOYD LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			245,476
TOTAL MARKET OB/XF VALUE			11,822
TOTAL LAND VALUE - MARKET			51,900
TOTAL MARKET VALUE			309,198
SOH/AGL Deduction			59,427
ASSESSED VALUE			249,771
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			199,771
TOTAL JUST VALUE			309,198
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			300,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004548	REPAIR/RRF	24,000	07/25/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2344/1637	2/28/2020	WD Q	Q	I	01	272,000
GRANTOR: BROWNING LEWIS M & PA						
GRANTEE: WALLER JAMES & MARY						
1366/0673	11/10/2005	WD Q	Q	I		201,500
GRANTOR: BOYD DAVID C & ROLIND						
GRANTEE: BROWNING LEWIS M &						

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=1998] W12 BAS=[YR=1993] W42 S29 E13 FOP=[YR=1993] S24 E17 N6 W11 N18 W6\$ E6 S18 E11 S7 E3 S1 E6 N1 E3 N7 E24 N25 W24 N22\$ S22 E12 N22\$.	

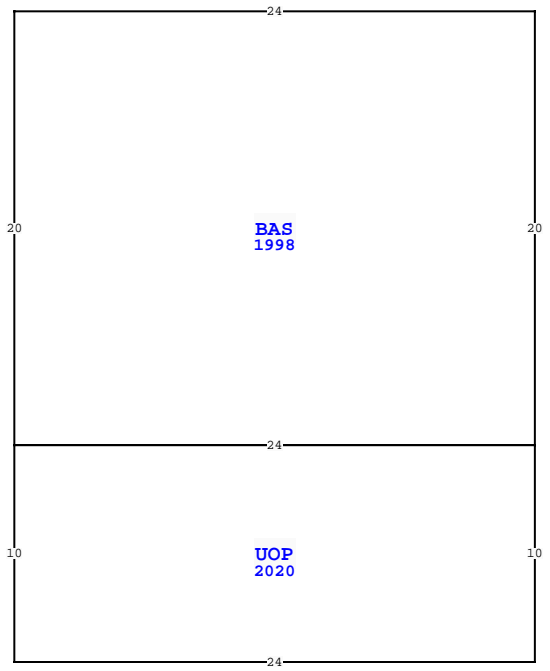
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
2	0810	CONCRETE A	0	100	22	264.00	SF	6.50	6.50	100	1988	1988	3	54.5	935	
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
4	0100	BAR-B-Q	0	100	0	1.00	UT	200.00	200.00	100	1990	1990	3	20	40	
5	0812	CONCRETE C	0	100	22	1,276.00	SF	4.00	4.00	100	1994	1994	3	68	3,471	
6	0812	CONCRETE C	0	100	20	720.00	SF	4.00	4.00	100	1995	1995	3	70	2,016	
7	1242	WD DECK A	0	100	0	200.00	SF	5.00	5.00	100	2016	2016	3	74	740	

LAND DESCRIPTION		TOTAL OB/XF														11,822								
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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.73	AC		1.00	1.00	1.00	30,000.00	30,000.00	51,900							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	01	MINIMUM	100
Interior Floo	14	CARPET	100
Air Condition	99	N/A	100
Heating Type		N/A	100
Bedrooms		0	100
Bathrooms		0	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	08
NEIGHBORHOOD/LOC	8001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	480	100	480
UOP	240	20	48
			SUBAREA MARKET VALUE
			13,272
			1,327
TOTALS	720		528
			14,599

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0150	01	528	70.0000	35.00	18,480	1990	1995	0	0	21.00	79.00
2 ACCESSORY U - 100% - 2021 Heated Area: 480 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 2 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
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TOTAL MARKET OB/XF VALUE		11,822	
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TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		199,771	
TOTAL JUST VALUE		309,198	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		300,197	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
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GRANTOR: BROWNING LEWIS M & PA						
GRANTEE: WALLER JAMES & MARY						
1366/0673	11/10/2005	WD Q	Q	I		201,500
GRANTOR: BOYD DAVID C & ROLIND						
GRANTEE: BROWNING LEWIS M &						

EXTRA FEATURES																				
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				
11374 BOYD LN, BRYCEVILLE																				
										BLD DATE			LGL DATE	06/13/2023		MLU				
										XF DATE			LAND DATE							
										INC DATE			AG DATE							
TOTALS															720	528	14,599			

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1998] W24 S20 UOP=[YR=2020] S10 E24 N10 W24\$ E24 N20\$.									

LAND DESCRIPTION										TOTAL OB/XF														
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