PT OF FRACL SE1/4 & PT
GOVT LOT 3 OF SEC 19-1S-23E
IN OR 2215/75 & ESMT IN

BOYETT HAROLD N FAMILY TRUST/BOYETT HAROLD N TRUST
PO BOX 551715
JACKSONVILLE, FL 32255

2024

19-1S-23-0000-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

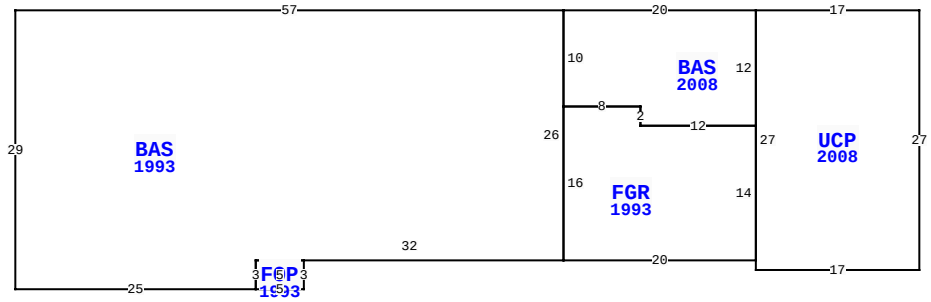
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,557	100	1,557	119,154
BAS	224	100	224	17,142
FGR	296	55	163	12,474
FOP	15	30	4	306
UCP	459	20	92	7,040
TOTALS	2,551		2,040	156,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,040	117.6000	111.72	227,909	1965	1980	0	0	0	31.50	68.50

1 SINGLE FAM – 0% - 0 Heated Area: 1781 HX Base Yr



709 GREENLAND LN, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	156,118
TOTAL MARKET OB/XF VALUE	1,410
TOTAL LAND VALUE - MARKET	419,100
TOTAL MARKET VALUE	576,628
SOH/AGL Deduction	193,750
ASSESSED VALUE	382,878
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	382,878
TOTAL JUST VALUE	576,628
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	569,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2215/0075	7/21/2018	QC	U	I	11	100
GRANTOR: BOYETT HAROLD N						
GRANTEE: BOYETT HAROLD NICHO						
1859/1999	5/24/2013	QC	U	I	11	100
GRANTOR: BOYETT WENDI G						
GRANTEE: BOYETT HAROLD N						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2008] W17 BAS=[YR=2008] W20 BAS=[YR=1993] W57 S29 E25 FOP=[YR=1993] E5 N3 W5 S3$ N3 E32 FGR=[YR=1993] E20 N14 W12 N2 W8 S16$ N26$ S10 E8 S2 E12 N12$ S27 E17 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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1965	1965	3	27	945	
2	0810	CONCRETE A	0	0	0	0	358.00	SF	6.50	6.50	100	1965	1965	3	20	465	

LAND DESCRIPTION

TOTAL OB/XF 1,410

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	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	2.00	30,000.00	60,000.00	60,000							
2	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	19.00	AC		1.00	1.00	1.35	14,000.00	18,900.00	359,100							

REVIEW DATE 08/19/2019 BY TWA Total Acres: 20.00 Total Land Value: 419,100 Market: 0 Agricultural: 0 Common: 419,100 PRINTED 08/06/2024 BY SYS