PT OF SEC 19-1S-24E
IN OR 2725/149

BOYD TERESA S & JAMES W L/E/
6311 CR 119
BRYCEVILLE, FL 32009

2024

19-1S-24-0000-0004-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	05	Quality Level 05

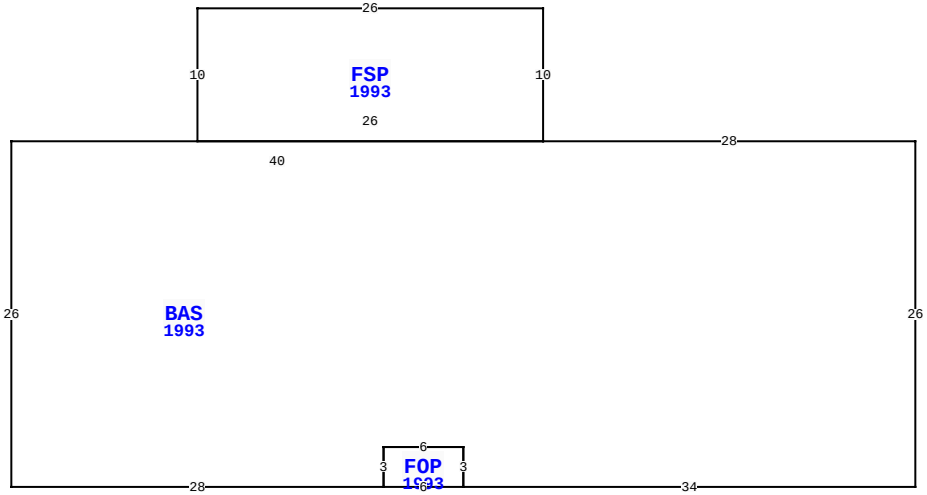
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,750	100	1,750	158,573
FOP	18	30	5	453
FSP	260	40	104	9,424
TOTALS	2,028		1,859	168,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,859	120.7360	114.70	213,227	1976	1981	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1750 HX Base Yr 2022



6311 CR 119, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		168,449
TOTAL MARKET OB/XF VALUE		27,374
TOTAL LAND VALUE - MARKET		103,500
TOTAL MARKET VALUE		299,323
SOH/AGL Deduction		124,347
ASSESSED VALUE		174,976
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		124,976
TOTAL JUST VALUE		299,323
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005587	REPAIR/RRF	17,982	04/11/2022
6973	GARAGE	10,608	01/31/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2725/149	7/16/2024	WD	U	I	11	100
GRANTOR: BOYD TERESA S & JAMES						
GRANTEE: STEWART MICHELLE L						
2621/1113	2/25/2023	WD	U	I	37	128,200
GRANTOR: SHUMATE IONA L						
GRANTEE: BOYD TERESA S & JAM						

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	0681	POLE SHED	0	100	29	19	551.00	SF	15.00	15.00	100	1975	1975	3	20	1,653	
2	0511	GARAGE CB-	0	100	26	24	624.00	SF	40.00	40.00	100	1991	1991	3	62	15,475	
3	0510	GARAGE WD-	0	100	29	20	580.00	SF	35.00	35.00	100	1975	1975	3	20	4,060	
4	0812	CONCRETE C	0	100	0	0	1,958.00	SF	4.00	4.00	100	1991	1991	3	62	4,856	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1976	1976	3	38	1,330	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 FSP=[YR=1993] N10 W26 S10 E26$ W40 S26 E28
FOP=[YR=1993] E6 N3 W6 S3$ N3 E6 S3 E34 N26$.

LAND DESCRIPTION

TOTAL OB/XF 27,374

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	0004	OR	0.00	0.00	4.14	AC		1.00	1.00	1.00	25,000.00	25,000.00	103,500							

REVIEW DATE 03/26/2024 BY WWA Total Acres: 4.14 Total Land Value: 103,500 Market: 0 Agricultural: 0 Common: 103,500 PRINTED 08/06/2024 BY SYS