PT OF SE1/4 OF SW1/4
2006 TOHO DW/MH
IN OR 1609/413

BOYD ROGER A & PAULA A
1300 BOYD ROAD
BRYCEVILLE, FL 32009

2024

29-1S-23-0000-0010-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	01	MINIMUM 20
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	0	0 100
Units		0 100
Quality	03	Quality Level 03

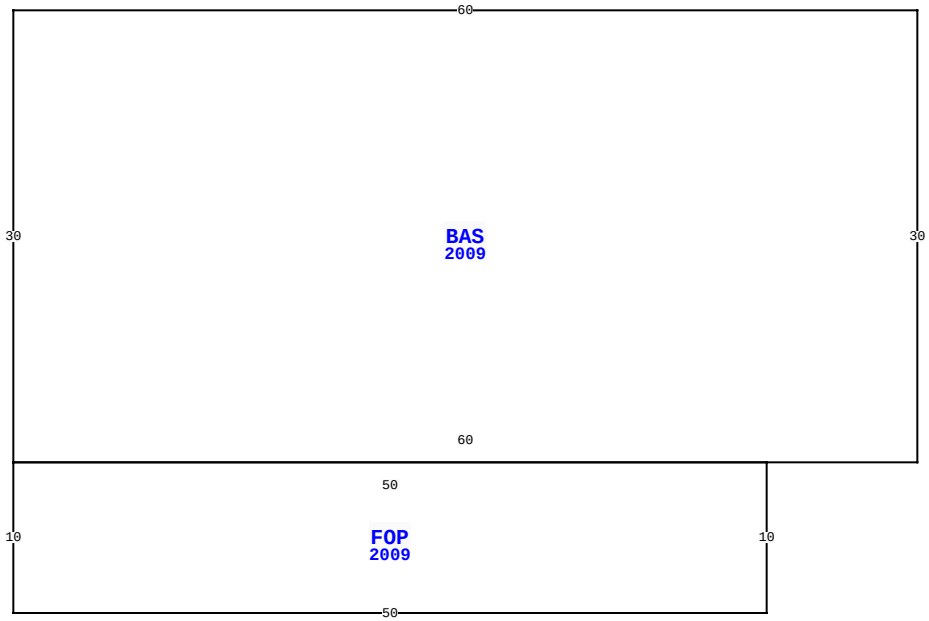
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	91,141
FOP	500	30	150	7,595
TOTALS	2,300		1,950	98,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,950	116.4000	87.30	170,235	2006	2006	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2010 Heated Area: 1800 HX Base Yr 2010



1300 BOYD RD, 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		98,736
TOTAL MARKET OB/XF VALUE		3,255
TOTAL LAND VALUE - MARKET		87,762
TOTAL MARKET VALUE		189,753
SOH/AGL Deduction		90,689
ASSESSED VALUE		99,064
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		49,064
TOTAL JUST VALUE		189,753
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5175	CO ISSUED	0	05/11/2009
E21669	ELEC OTHER	0	03/01/2009
MH5175	MH MOVE-ON	0	03/01/2009
M14432	MECH OTHER	0	03/01/2009
P13707	OTHER	0	03/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1687/0726	3/05/2009	WD	U	I	11	100
GRANTOR: BOYD GRACE B & DANNY						
GRANTEE: BOYD ROGER A & PAUL						
1609/0413	3/05/2009	WD	U	V	11	100
GRANTOR: BOYD GRACE B & DANNY						
GRANTEE: BOYD ROGER A & PAUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W60 S30 FOP=[YR=2009] S10 E50 N10 W50$ E60 N30$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	93	3,255	

LAND DESCRIPTION

TOTAL OB/XF 3,255

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	0007	OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	25,000.00	25,000.00	87,500							
2	009640	C	HDWD	100		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	175.00	175.00	262							

REVIEW DATE 02/06/2023 BY WWA Total Acres: 5.00 Total Land Value: 87,762 Market: 0 Agricultural: 0 Common: 87,762 PRINTED 08/06/2024 BY SYS