PT GOVT LOT 2 & PT OF NW1/4
OF SEC 32-1S-23E PT OR 1760/33
(EX PT OR 180/238,OR 563/973,

BOYD DANNY W & BOYD PAULA
1498 BOYD RD
BRYCEVILLE, FL 32009

2024

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

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

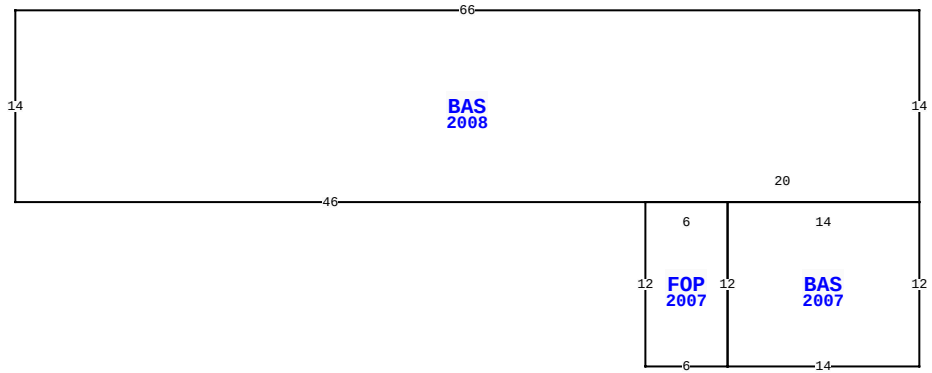
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100	168	3,182
BAS	924	100	924	17,502
FOP	72	30	22	417
TOTALS	1,164		1,114	21,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,114	90.2000	63.14	70,338	1980	1985	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1092 HX Base Yr



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

1705 BOYD RD, BRYCEVILLE

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	41,475
TOTAL MARKET OB/XF VALUE	1,553
TOTAL LAND VALUE - MARKET	236,120
TOTAL MARKET VALUE	110,113
SOH/AGL Deduction	46,840
ASSESSED VALUE	63,273
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,273
TOTAL JUST VALUE	279,148
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5010	CO ISSUED	0	10/01/2007
MH5010	MH MOVE-ON	0	10/01/2007
E20100	ELEC OTHER	0	10/01/2007
M13356	MECH OTHER	0	10/01/2007
P12815	OTHER	0	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1760/0033	10/10/2011	WD	U	I	14	100
GRANTOR: BOYD GRACE B L/E ETAL						
GRANTEE: BOYD GRACE B ETAL &						
1407/1345	4/25/2006	WD	U	I	14	100
GRANTOR: BOYD GRACE B (WIDOW)						
GRANTEE: BOYD GRACE B ETAL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W66 S14 E46 FOP=[YR=2007] S12 E6
BAS=[YR=2007] E14 N12 W14 S12 $ N12 W6 $ E20 N14 $.

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	0811	CONCRETE B	0	0	0	0	516.00	SF	5.20	5.20	100	1984	1984	3	44	1,181	
2	1242	WD DECK A	0	0	0	0	186.00	SF	10.00	10.00	100	2002	2002	3	20	372	

LAND DESCRIPTION

TOTAL OB/XF 1,553

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	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005000	C	RURAL HOME	0	0005		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
3	006005	A	PAST/GRAZE	0			0.00	0.00	9.82	AC		1.00	1.00	1.00	370.00	370.00	3,633							
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	15.34	AC		1.00	1.00	1.00	225.00	225.00	3,452							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	25.16	AC		1.00	1.00	1.00	7,000.00	7,000.00	176,120							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 27.16 Total Land Value: 67,085 Market: 176,120 Agricultural: 7,085 Common: 60,000 PRINTED 08/06/2024 BY SYS

PT GOVT LOT 2 & PT OF NW1/4
OF SEC 32-1S-23E PT OR 1760/33
(EX PT OR 180/238,OR 563/973,

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NASSAU COUNTY PROPERTY

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Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

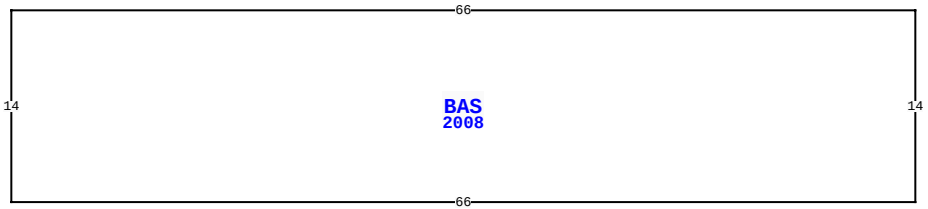
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	20,374
TOTALS	924		924	20,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	105.0000	73.50	67,914	1980	1980	0	0	0	70.00	30.00

3 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



1705 BOYD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
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NCON VALUE	0
INCOME VALUE	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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1407/1345	4/25/2006	WD	U	I	14	100
GRANTOR: BOYD GRACE B (WIDOW)						
GRANTEE: BOYD GRACE B ETAL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W66 S14 E66 N14 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/14/2024 BY KBA Total Acres: 27.16 Total Land Value: 67,085 Market: 176,120 Agricultural: 7,085 Common: 60,000 PRINTED 08/06/2024 BY SYS