PT GOVT LOT 2 OF SEC 32-1S-23E
IN OR 2582/764 BEING PARCEL A
(EX ESMT IN OR 831/984)

RATLIFF BENJAMIN & ANGELA
1801 BOYD ROAD
BRYCEVILLE, FL 32009

2024

32-1S-23-0000-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

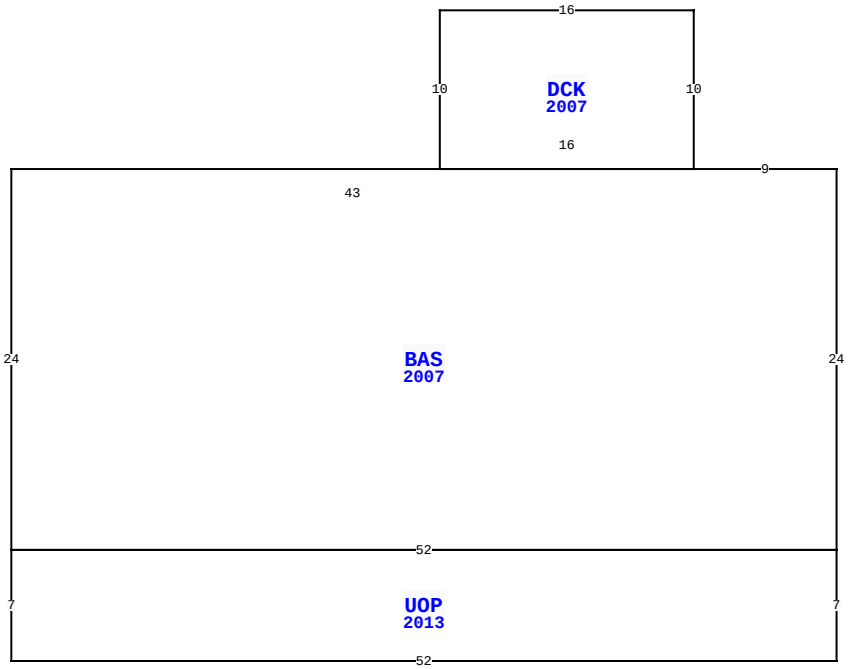
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,248	100	1,248	32,183
DCK	160	15	24	619
UOP	364	25	91	2,347
TOTALS	1,772		1,363	35,149

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,363	122.8000	85.96	117,163	1989	1994	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2023 Heated Area: 1248 HX Base Yr 2023



1801 BOYD RD, BRYCEVILLE

BLD DATE	03/26/2008	JH	LGL DATE	
XF DATE	03/26/2008	JH	LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		35,149
TOTAL MARKET OB/XF VALUE		2,310
TOTAL LAND VALUE - MARKET		33,900
TOTAL MARKET VALUE		71,359
SOH/AGL Deduction		373
ASSESSED VALUE		70,986
TOTAL EXEMPTION VALUE	HX HB	45,986
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		71,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		68,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4967	CO ISSUED	0	07/01/2007
MH4967	MH MOVE-ON	0	07/01/2007
P12543	OTHER	0	07/01/2007
E19379	ELEC OTHER	0	06/01/2007
WE00506	OTHER	0	05/01/2007
C4886	CO ISSUED	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2582/0764	7/21/2022	WD	Q	I	01	89,900
GRANTOR: LEWIS HERBERT G JR &						
GRANTEE: RATLIFF BENJAMIN &						
1530/0194	10/12/2007	QC	U	I	01	100
GRANTOR: LEWIS HERBERT G JR &						
GRANTEE: LEWIS HERBERT G JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W9 DCK=[YR=2007] N10 W16 S10 E16$ W43 S24
UOP=[YR=2013] S7 E52 N7 W52$ E52 N24$.

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	1989	1989	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 2,310

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	0005	OR	0.00	0.00	1.13	AC		1.00	1.00	1.00	30,000.00	30,000.00	33,900							

REVIEW DATE 08/19/2019 BY TWA Total Acres: 1.13 Total Land Value: 33,900 Market: 0 Agricultural: 0 Common: 33,900 PRINTED 08/06/2024 BY SYS