PT NW1/4 IN OR 2347/1372
(EX OR 2289/989)

HADDEN CODY & DESTINY CHEYENNE
1201 BOYD RD
BRYCEVILLE, FL 32009

2024

32-1S-23-0000-0002-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

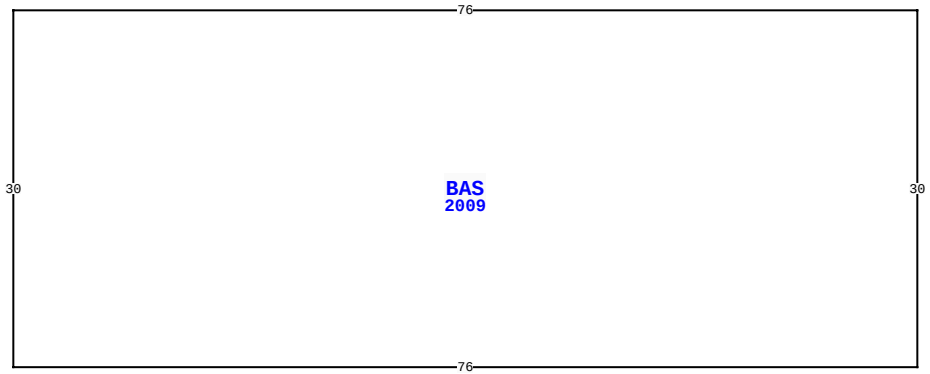
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05
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	2,280	100	2,280	153,391
TOTALS	2,280		2,280	153,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	140.1600	105.12	239,674	2009	2009	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2022 Heated Area: 2280 HX Base Yr 2022



1201 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		153,391
TOTAL MARKET OB/XF VALUE		4,815
TOTAL LAND VALUE - MARKET		87,096
TOTAL MARKET VALUE		245,302
SOH/AGL Deduction		43,392
ASSESSED VALUE		201,910
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		151,910
TOTAL JUST VALUE		245,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5237	CO ISSUED	0	01/26/2010
MHU5237	MH MOVE-ON	0	12/01/2009
E22273	ELEC OTHER	0	12/01/2009
P14044	OTHER	0	12/01/2009
M14950	H/AC	0	11/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2347/1372	3/16/2020	WD	Q	I	01	195,000
GRANTOR: BOYD SETH & BRIANA M						
GRANTEE: HADDEN CODY & DESTI						
2289/0991	7/12/2019	QC	U	I	11	100
GRANTOR: BOYD SETH & BRIANA M						
GRANTEE: BOYD SETH & BRIANA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W76 S30 E76 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	
2	0350	CARPORT WD	0	100	30	20	600.00	SF	13.00	13.00	100	2000	2000	3	20	1,560	

LAND DESCRIPTION

TOTAL OB/XF 4,815

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	5.73	AC		1.00	1.00	0.80	19,000.00	15,200.00	87,096							

REVIEW DATE 12/03/2020 BY TW Total Acres: 5.73 Total Land Value: 87,096 Market: 0 Agricultural: 0 Common: 87,096 PRINTED 08/06/2024 BY SYS