

PT GOVT LOT 2 OF SEC 32-1S-23E
IN OR 2322/1683
{1996 RGE DW/MH}

HYGEMA DAVID & SHARON
1821 BOYD RD
BRYCEVILLE, FL 32009

2024

32-1S-23-0000-0002-0130



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	73,562
TOTALS	1,248		1,248	73,562

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	24	29	696.00	SF	5.20	5.20	100	2007

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.13	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,248	122.8000	92.10	114,941	1996	2009	0	0	36.00	64.00
1 M/H 94+ - 100% - 2020											
Heated Area: 1248											
HX Base Yr 2020											
BAS 2007											
1821 BOYD RD, BRYCEVILLE											
BLD DATE 03/26/2008 JH LGL DATE 06/13/2023 MLU											
XF DATE 03/26/2008 JH LAND DATE AG DATE											
INC DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		73,562	
TOTAL MARKET OB/XF VALUE		3,185	
TOTAL LAND VALUE - MARKET		33,900	
TOTAL MARKET VALUE		110,647	
SOH/AGL Deduction		43,587	
ASSESSED VALUE		67,060	
TOTAL EXEMPTION VALUE		42,060	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		110,647	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		107,924	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2322/1683	11/26/2019	WD	Q	I	01
GRANTOR: GILL CHRISTOPHER D &					SALE PRICE 95,000
GRANTEE: HYGEMA DAVID & SHAR					
1579/0857	7/31/2008	QC	U	I	07
GRANTOR: LEWIS HERBERT G JR &					100
GRANTEE: GILL CHRISTOPHER D					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2007] W52 S24 E52 N24\$.											