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

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

2024

32-1S-23-0000-0002-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

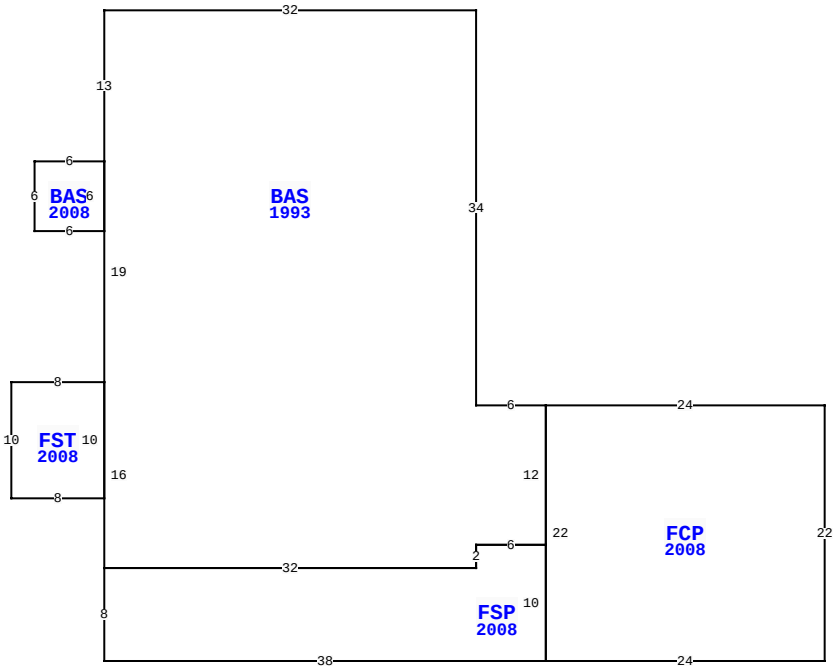
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	05	ASPH TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100	1,608	127,663
BAS	36	100	36	2,859
FCP	528	25	132	10,480
FSP	316	40	126	10,003
FST	80	55	44	3,493
TOTALS	2,568		1,946	154,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,946	101.9200	96.82	188,412	1962	1980	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1644 HX Base Yr 2020



1498 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		154,498
TOTAL MARKET OB/XF VALUE		13,680
TOTAL LAND VALUE - MARKET		107,750
TOTAL MARKET VALUE		275,928
SOH/AGL Deduction		104,135
ASSESSED VALUE		171,793
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		121,793
TOTAL JUST VALUE		275,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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 &

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2008] W24 BAS=[YR=1993] W6 N34 W32 S13 BAS=[YR=2008] W6 S6 E6 N6$ S19 FST=[YR=2008] W8 S10 E8 N10$ S16 FSP=[YR=2008] S8 E38 N10 W6 S2 W32$ E32 N2 E6 N12$ S22 E24 N22$.

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	0681	POLE SHED	0	100	60	62	3,720.00	SF	15.00	15.00	100	1970	1970	3	20	11,160	
2	0510	GARAGE WD-	0	100	24	30	720.00	SF	17.50	17.50	100	1980	1980	3	20	2,520	

LAND DESCRIPTION

TOTAL OB/XF 13,680

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		OR	0.00	0.00	4.31	AC		1.00	1.00	1.00	25,000.00	25,000.00	107,750							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.31 Total Land Value: 107,750 Market: 0 Agricultural: 0 Common: 107,750 PRINTED 08/06/2024 BY SYS