IN OR 2325/1962
ESMT IN OR 524/913

CABIAO ALEXANDER & CONCEPCION
11282 BOYD LANE
BRYCEVILLE, FL 32209

2025

04-1S-24-0000-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

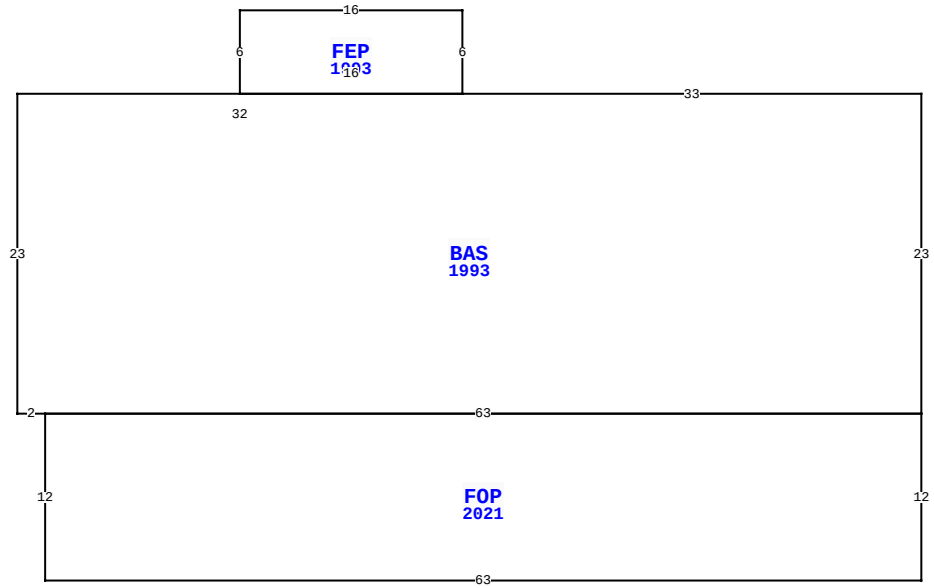
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,495	100	1993	1,495	112,686
FEP	96	80	1993	77	5,804
FOP	756	30	2021	227	17,111
TOTALS	2,347			1,799	135,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,799	100.5000	100.50	180,800	1965	1985	0	0	0	25.00	75.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1495 HX Base Yr 2020



11282 BOYD LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		135,600
TOTAL MARKET OB/XF VALUE		4,525
TOTAL LAND VALUE - MARKET		107,250
TOTAL MARKET VALUE		247,375
SOH/AGL Deduction		87,395
ASSESSED VALUE		159,980
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		104,258
TOTAL JUST VALUE		247,375
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2325/1962	12/13/2019	QC	U	I	11	100
GRANTOR: KIRK GRADY & NANCY						
GRANTEE: CABIAO ALEXANDER &						
2238/0860	10/31/2018	WD	Q	I	02	150,000
GRANTOR: KIRK GRADY & NANCY						
GRANTEE: CABLAO ALEXANDER &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 FEP=[YR=1993] N6 W16 S6 E16$ W32 S23 E2
FOP=[YR=2021] S12 E63 N12 W63$ E63 N23$.

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	0200	BARN WD 0-	0	100	20	20	400.00	SF	15.00	15.00	100	1987	1987	3	20	1,200	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	95	3,325	

LAND DESCRIPTION

TOTAL OB/XF 4,525

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	000100	C	RES	100	0005	OR	0.00	0.00	5.50	AC		1.00	1.00	1.00	19,500.00	19,500.00	107,250							

REVIEW DATE 10/13/2022 BY WWA Total Acres: 5.50 Total Land Value: 107,250 Market: 0 Agricultural: 0 Common: 107,250 PRINTED 07/30/2025 BY SYS