E1/2 OF NE1/4 OF SE1/4 OF SE1/4
IN OR 1959/792

LEE PATRICIA A
11452 BOYD LANE
BRYCEVILLE, FL 32009

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

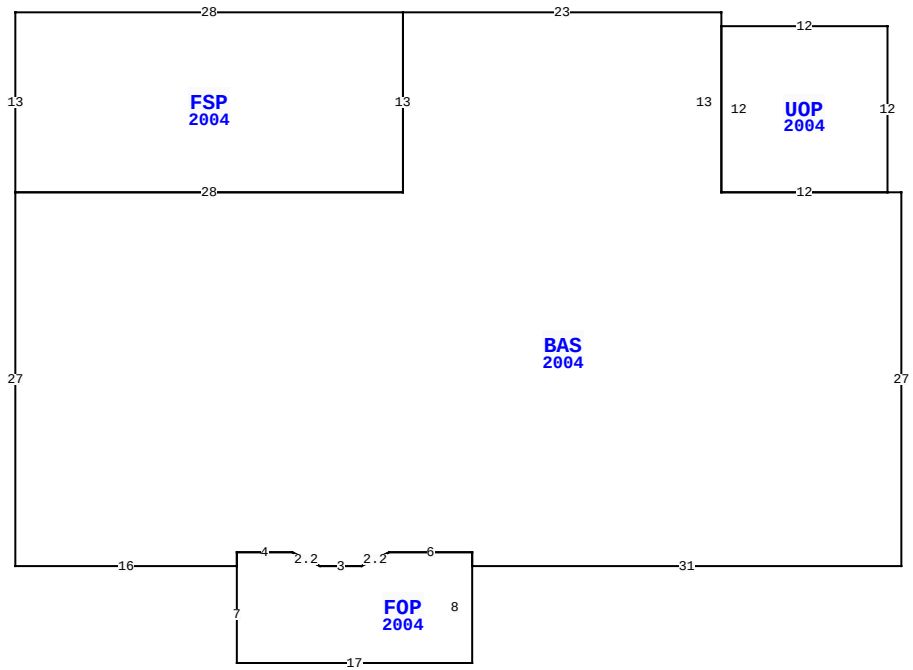
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
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	2,015	100	2004	2,015	95,640
FOP	131	30	2004	39	1,851
FSP	364	60	2004	218	10,347
UOP	144	25	2004	36	1,709
TOTALS	2,654			2,308	109,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,308	148.3200	118.66	273,867	1993	1998	0	0	0	60.00	40.00

1 M/H 93- – 0% - 0 Heated Area: 2015 HX Base Yr



11452 BOYD LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	148,043
TOTAL MARKET OB/XF VALUE	14,260
TOTAL LAND VALUE - MARKET	85,950
TOTAL MARKET VALUE	248,253
SOH/AGL Deduction	96,734
ASSESSED VALUE	151,519
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,519
TOTAL JUST VALUE	248,253
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	209,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9099	MH MOVE-ON	40,000	11/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1959/0792	1/22/2015	WD	Q	I	01	135,000
GRANTOR: GOOLSBY MARY CHARLOTT						
GRANTEE: LEE PATRICIA A						
1959/0786	11/19/2014	QC	U	I	11	100
GRANTOR: BOYD JAMES W & TERESA						
GRANTEE: GOOLSBY MARY CHARLO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W1 UOP=[YR=2004] N12 W12 S12 E12$ W12 N13 W23 FSP=[YR=2004] W28 S13 E28 N13$ S13 W28 S27 E16 FOP=[YR=2004] S7 E17 N8 W6 D1 L2 W3 U1 L2 W4 S1$ N1 E4 D1 R2 E3 U1 R2 E6 S1 E31 N27$.

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	0680	POLE SHED	0	0	41	40	1,640.00	SF	10.00	10.00	100	1976	1976	3	20	3,280	
2	1242	WD DECK A	0	0	16	10	160.00	SF	10.00	10.00	100	1995	1995	3	20	320	
3	0350	CARPORT WD	0	0	20	16	320.00	SF	13.00	13.00	100	2000	2000	3	20	832	
4	0350	CARPORT WD	0	0	24	24	576.00	SF	13.00	13.00	100	2001	2001	3	20	1,498	
5	0510	GARAGE WD-	0	0	24	12	288.00	SF	35.00	35.00	100	2001	2001	3	28	2,822	
6	0810	CONCRETE A	0	0	0	0	328.00	SF	6.50	6.50	100	1990	1990	3	57	1,215	
7	1242	WD DECK A	0	0	0	0	165.00	SF	10.00	10.00	100	2010	2010	3	40	660	
8	0820	WOOD WALK	0	0	0	0	150.00	SF	11.75	11.75	100	2015	2015	3	47	828	
9	0811	CONCRETE B	0	0	0	0	580.00	SF	5.20	5.20	100	2013	2013	3	93	2,805	

LAND DESCRIPTION

TOTAL OB/XF 14,260

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	0	0007	OR	0.00	0.00	1.91	AC		1.00	1.00	1.00	45,000.00	45,000.00	85,950							

REVIEW DATE 03/05/2020 BY TWA Total Acres: 1.91 Total Land Value: 85,950 Market: 0 Agricultural: 0 Common: 85,950 PRINTED 07/30/2025 BY SYS

E1/2 OF NE1/4 OF SE1/4 OF SE1/4
IN OR 1959/792

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11452 BOYD LANE
BRYCEVILLE, FL 32009

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 60
Interior Wall	05	DRYWALL 40
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

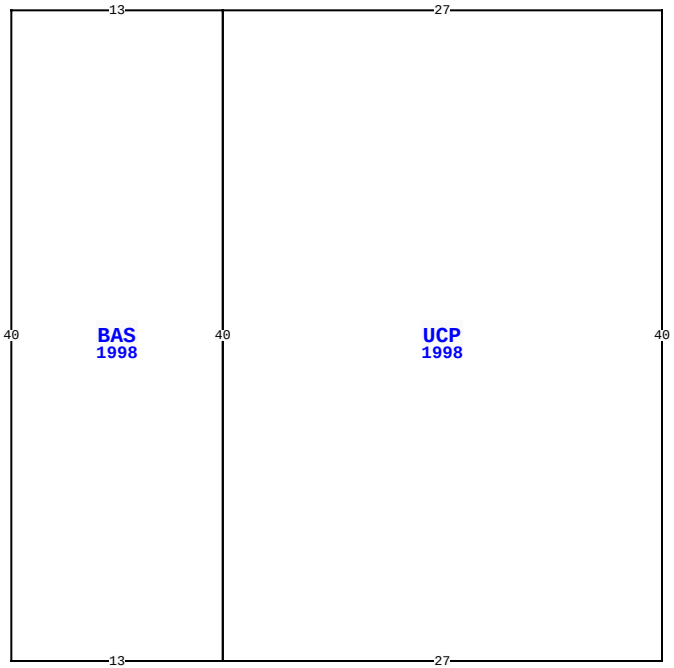
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	520	100	1998	520	21,027
UCP	1,080	40	1998	432	17,469
TOTALS	1,600			952	38,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	06	952	47.1314	62.21	59,224	1997	1997	0	0	0	35.00	65.00

2 SNGL FAM – 0% - 0 Heated Area: 520 HX Base Yr



11452 BOYD LN, BRYCEVILLE

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XF DATE		LAND DATE	05/21/2025 MLU
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GRANTEE: LEE PATRICIA A						
1959/0786	11/19/2014	QC	U	I	11	100
GRANTOR: BOYD JAMES W & TERESA						
GRANTEE: GOOLSBY MARY CHARLO						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1998] W27 BAS=[YR=1998] W13 S40 E13 N40$ S40 E27 N40$
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/05/2020 BY TWA Total Acres: 1.91 Total Land Value: 85,950 Market: 0 Agricultural: 0 Common: 85,950 PRINTED 07/30/2025 BY SYS