PT OF E1/2 OF NE1/4 OF SE1/4
OF SE1/4 IN OR 2344/1637
ESMT IN OR 545/177

WALLER JAMES &/SHEARIN MARY W
11374 BOYD LN
BRYCEVILLE, FL 32009

2025

04-1S-24-0000-0010-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

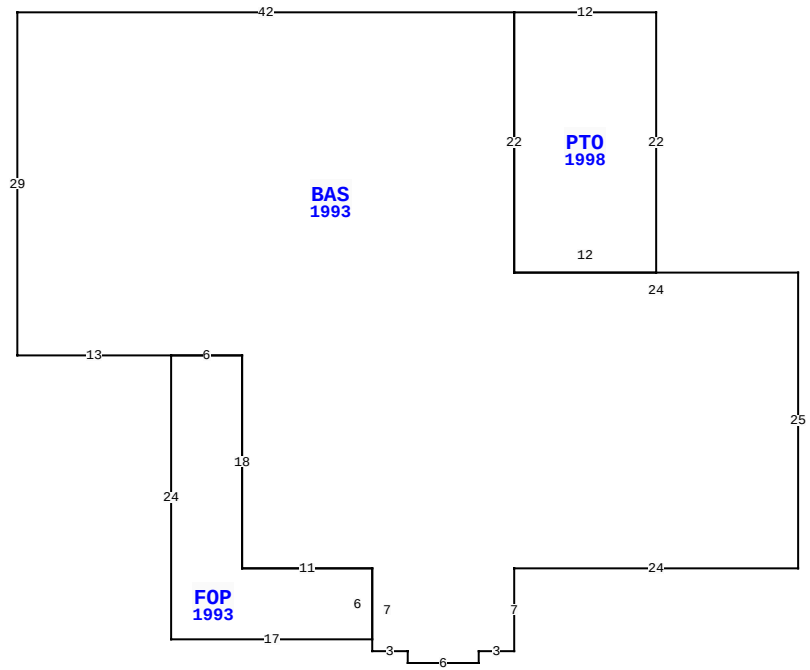
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,322	100	1993	2,322	234,419
FOP	210	30	1993	63	6,361
PTO	264	5	1998	13	1,312
TOTALS	2,796			2,398	242,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,398	98.4312	129.93	311,572	1988	1993	0	0	0	22.30	77.70

1 SNGL FAM – 100% - 2021 Heated Area: 2322 HX Base Yr 2021



11374 BOYD LN, BRYCEVILLE

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

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	1988	1988	3	62	2,170	
2	0810	CONCRETE A	0	100	22	12	264.00	SF	6.50	6.50	100	1988	1988	3	52	892	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
4	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1990	1990	3	20	40	
5	0812	CONCRETE C	0	100	22	58	1,276.00	SF	4.00	4.00	100	1994	1994	3	66	3,369	
6	0812	CONCRETE C	0	100	20	36	720.00	SF	4.00	4.00	100	1995	1995	3	68	1,958	
7	1242	WD DECK A	0	100	0	0	200.00	SF	5.00	5.00	100	2016	2016	3	70	700	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		257,419
TOTAL MARKET OB/XF VALUE		11,439
TOTAL LAND VALUE - MARKET		77,850
TOTAL MARKET VALUE		346,708
SOH/AGL Deduction		89,694
ASSESSED VALUE		257,014
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		206,292
TOTAL JUST VALUE		346,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004548	REPAIR/RRF	24,000	07/25/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2344/1637	2/28/2020	WD	Q	I	01	272,000
GRANTOR: BROWNING LEWIS M & PA						
GRANTEE: WALLER JAMES & MARY						
1366/0673	11/10/2005	WD	Q	I		201,500
GRANTOR: BOYD DAVID C & ROLIND						
GRANTEE: BROWNING LEWIS M &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1998] W12 BAS=[YR=1993] W42 S29 E13 FOP=[YR=1993] S24 E17 N6 W11 N18 W6$ E6 S18 E11 S7 E3 S1 E6 N1 E3 N7 E24 N25 W24 N22$ S22 E12 N22$.

LAND DESCRIPTION

TOTAL OB/XF 11,439

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	1.73	AC		1.00	1.00	1.00	45,000.00	45,000.00	77,850							

REVIEW DATE 12/09/2020 BY TW Total Acres: 1.73 Total Land Value: 77,850 Market: 0 Agricultural: 0 Common: 77,850 PRINTED 07/30/2025 BY SYS

PT OF E1/2 OF NE1/4 OF SE1/4
OF SE1/4 IN OR 2344/1637
ESMT IN OR 545/177

WALLER JAMES &/SHEARIN MARY W
11374 BOYD LN
BRYCEVILLE, FL 32009

2025

04-1S-24-0000-0010-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

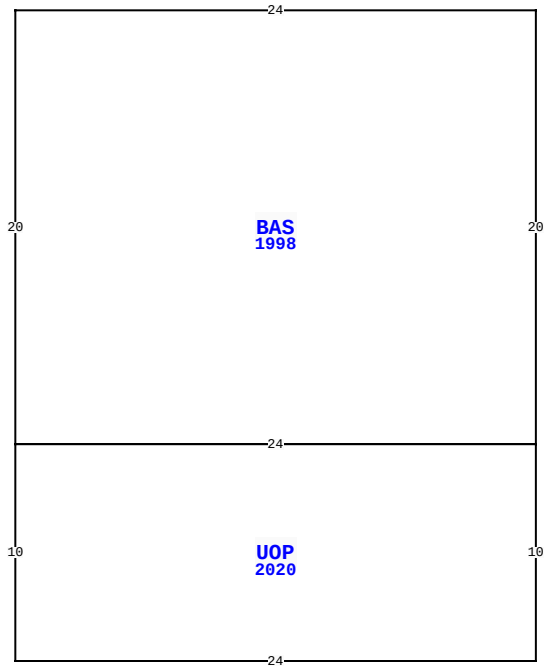
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	1998	480	13,935
UOP	240	20	2020	48	1,394
TOTALS	720			528	15,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	528	70.0000	37.10	19,589	1990	1995	0	0	0	21.75	78.25

2 ACCESORY U – 100% - 2021 Heated Area: 480 HX Base Yr 2021



11374 BOYD LN, BRYCEVILLE

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XF DATE		LAND DATE	05/21/2025 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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TOTAL EXEMPTION VALUE	HX HB	50,722
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TOTAL JUST VALUE		346,708
NCON VALUE		0
INCOME VALUE		
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GRANTEE: WALLER JAMES & MARY						
1366/0673	11/10/2005	WD	Q	I		201,500
GRANTOR: BOYD DAVID C & ROLIND						
GRANTEE: BROWNING LEWIS M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W24 S20 UOP=[YR=2020] S10 E24 N10 W24$ E24 N20$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/09/2020 BY TW Total Acres: 1.73 Total Land Value: 77,850 Market: 0 Agricultural: 0 Common: 77,850 PRINTED 07/30/2025 BY SYS