

PT OF FRACL SE1/4 & PT
GOVT LOT 3 OF SEC 19-1S-23E
IN OR 2215/75 & ESMT IN

BOYETT HAROLD N FAMILY TRUST/BOYETT HAROLD N TRUST
PO BOX 551715
JACKSONVILLE, FL 32255

2025

19-1S-23-0000-0005-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,557	100	1993	1,557	127,394
BAS	224	100	2008	224	18,328
FGR	296	55	1993	163	13,337
FOP	15	30	1993	4	327
UCP	459	20	2008	92	7,527
TOTALS	2,551			2,040	166,913

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	0	0	0	358.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0005	OR	0.00	0.00	1.00
2	000100	C	RES	0	0005	OR	0.00	0.00	19.00

REVIEW DATE 08/19/2019 BY TWA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,040	135.2400	135.24	275,890	1965	1965	0	0	0	39.50	60.50	
1 SINGLE FAM - 0% - 0													
Heated Area: 1781 HX Base Yr													
709 GREENLAND LN, BRYCEVILLE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/21/2025 MLU													

TOTAL OB/XF													
1,375													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1965	1965
2	0810	CONCRETE A	0	0	0	0	358.00	SF	6.50	6.50	100	1965	1965

TOTAL OB/XF													
1,375													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	RES	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00
2	000100	C	RES	0	0005	OR	0.00	0.00	19.00	AC		1.00	1.00

Total Acres: 20.00 Total Land Value: 391,500 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	166,913		
TOTAL MARKET OB/XF VALUE	1,375		
TOTAL LAND VALUE - MARKET	391,500		
TOTAL MARKET VALUE	559,788		
SOH/AGL Deduction	138,622		
ASSESSED VALUE	421,166		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	421,166		
TOTAL JUST VALUE	559,788		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	576,628		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2215/0075	7/21/2018	QC	U	I	11	100	
GRANTOR: BOYETT HAROLD N							
GRANTEE: BOYETT HAROLD NICH0							
1859/1999	5/24/2013	QC	U	I	11	100	
GRANTOR: BOYETT WENDI G							
GRANTEE: BOYETT HAROLD N							

BUILDING NOTES									

BUILDING DIMENSIONS									
UCP=[YR=2008] W17 BAS=[YR=2008] W20 BAS=[YR=1993] W57 S29 E25 FOP=[YR=1993] E5 N3 W5 S3\$ N3 E32 FGR=[YR=1993] E20 N14 W12 N2 W8 S16\$ N26\$ S10 E8 S2 E12 N12\$ S27 E17 N27\$.									

OTHER ADJUSTMENTS AND NOTES									

Common: 391,500 PRINTED 07/30/2025 BY SYS