PT OF SE1/4 OF SW1/4
IN OR 812 PG 737
PARCELS 10-6 & 10-7

GAINEY RONALD L II & MIRIAM O
1520 BOYD ROAD
BRYCEVILLE, FL 32009

2025

29-1S-23-0000-0010-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

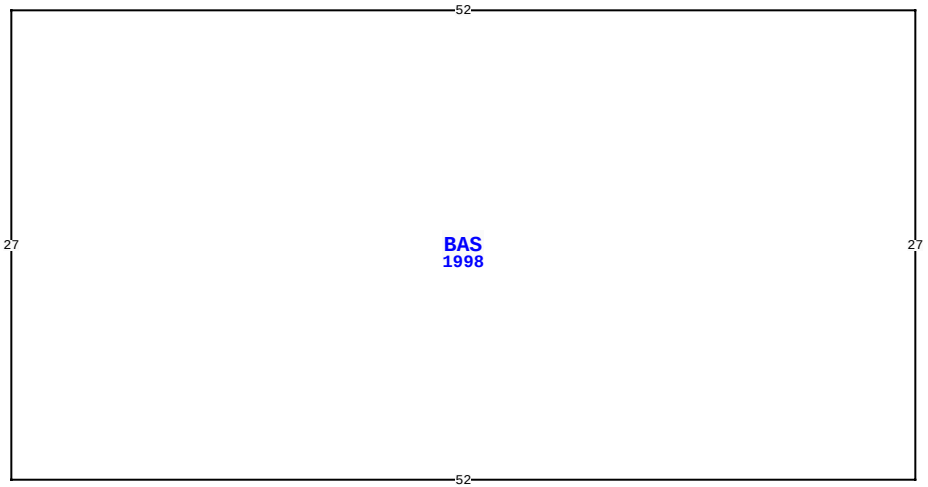
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1998	1,404	67,364
TOTALS	1,404			1,404	67,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	141.1200	119.95	168,410	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 1999 Heated Area: 1404 HX Base Yr 1999



1520 BOYD RD, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		67,364
TOTAL MARKET OB/XF VALUE		3,302
TOTAL LAND VALUE - MARKET		128,895
TOTAL MARKET VALUE		199,561
SOH/AGL Deduction		121,405
ASSESSED VALUE		78,156
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		27,434
TOTAL JUST VALUE		199,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0812/0737	11/05/1997	WD	Q	V	01	100

GRANTOR: BOYD HENSON & GRACE B
GRANTEE: GAINEY RONALD II &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W52 S27 E52 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2000	2000	3	20	128	
3	0940	SHEDS/PORT	0	100	12	8	96.00	SF	19.50	19.50	100	2000	2000	3	20	374	

LAND DESCRIPTION

TOTAL OB/XF 3,302

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	6.61	AC		1.00	1.00	1.00	19,500.00	19,500.00	128,895							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 6.61 Total Land Value: 128,895 Market: 0 Agricultural: 0 Common: 128,895 PRINTED 07/30/2025 BY SYS