PT NW1/4 IN OR 2347/1372
(EX OR 2289/989)

HADDEN CODY & DESTINY CHEYENNE
1201 BOYD RD
BRYCEVILLE, FL 32009

2025

32-1S-23-0000-0002-0120

BUILDING CHARACTERISTICS

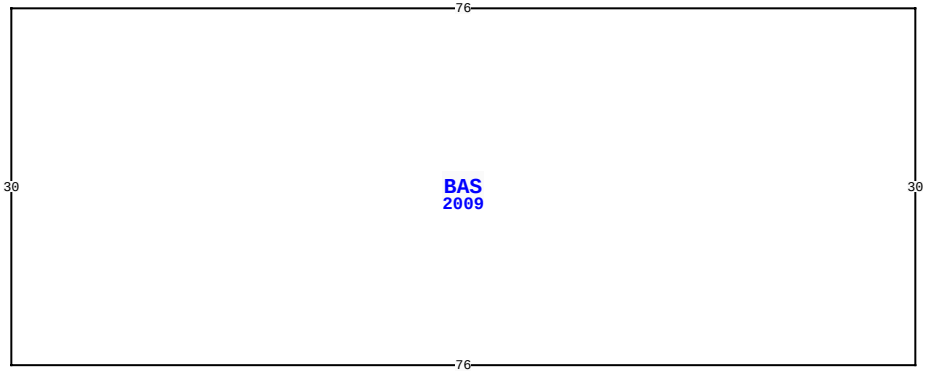
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,280	100	2009	2,280	168,416
TOTALS	2,280			2,280	168,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	140.1600	119.14	271,639	2009	2009	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2022 Heated Area: 2280 HX Base Yr 2022



1201 BOYD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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	2009	2009	3	92	3,220	
2	0350	CARPORT WD	0	100	30	20	600.00	SF	13.00	13.00	100	2000	2000	3	20	1,560	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		168,416
TOTAL MARKET OB/XF VALUE		4,780
TOTAL LAND VALUE - MARKET		89,388
TOTAL MARKET VALUE		262,584
SOH/AGL Deduction		54,819
ASSESSED VALUE		207,765
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		157,043
TOTAL JUST VALUE		262,584
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5237	CO ISSUED	0	01/26/2010
MHU5237	MH MOVE-ON	0	12/01/2009
E22273	ELEC OTHER	0	12/01/2009
P14044	OTHER	0	12/01/2009
M14950	H/AC	0	11/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2347/1372	3/16/2020	WD	Q	I	01	195,000
GRANTOR: BOYD SETH & BRIANA M						
GRANTEE: HADDEN CODY & DESTI						
2289/0991	7/12/2019	QC	U	I	11	100
GRANTOR: BOYD SETH & BRIANA M						
GRANTEE: BOYD SETH & BRIANA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 4,780

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	5.73	AC		1.00	1.00	0.80	19,500.00	15,600.00	89,388							

REVIEW DATE 12/03/2020 BY TW Total Acres: 5.73 Total Land Value: 89,388 Market: 0 Agricultural: 0 Common: 89,388 PRINTED 07/30/2025 BY SYS