PT SEC 37-1S-23E
IN OR 928/1950, OR 1276/1512
& OR 1096/627

HALLICY WILLIAM K JR & LUDIE R
2050 CHEYENNE LANE
BRYCEVILLE, FL 32009

2025

37-1S-23-0000-0006-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

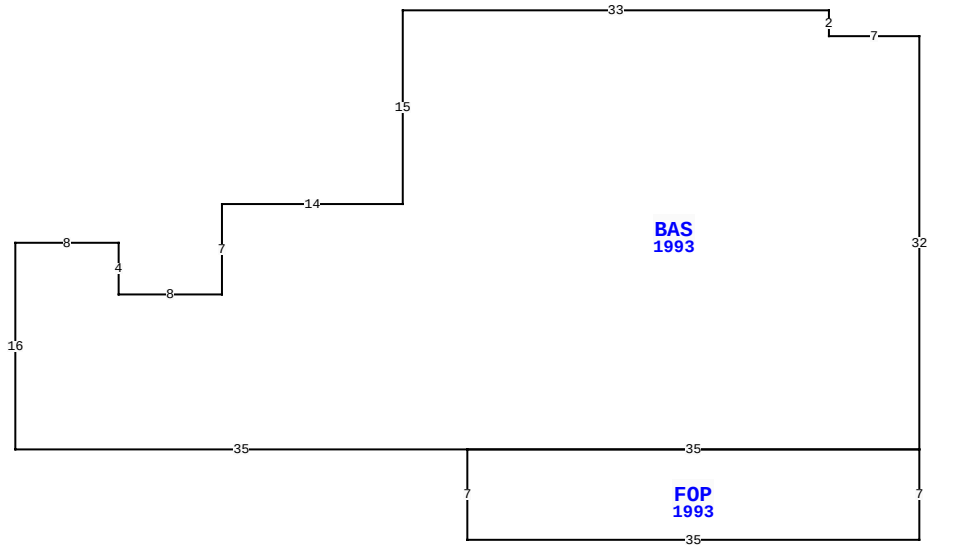
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1993	1,836	41,024
FOP	245	30	1993	74	1,654
TOTALS	2,081			1,910	42,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,910	74.4800	74.48	142,257	1900	1900	0	0	30	38.25	30.00

1 SINGLE FAM – 0% - 0 Heated Area: 1836 HX Base Yr 1977



2050 CHEYENNE LN, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		161,932
TOTAL MARKET OB/XF VALUE		14,159
TOTAL LAND VALUE - MARKET		251,343
TOTAL MARKET VALUE		427,434
SOH/AGL Deduction		200,827
ASSESSED VALUE		226,607
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		175,885
TOTAL JUST VALUE		427,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,014

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5395	CO ISSUED	0	03/07/2012
M16934	H/AC	0	03/01/2012
P15773	NEW CONSTR	0	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0928/1950	4/18/2000	QC	Q	I	01	100
GRANTOR: HALLICY W KENNETH JR						
GRANTEE: HALLICY WILLIAM JR						
0262/0021	4/01/1978	QC	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 N2 W33 S15 W14 S7 W8 N4W8 S16 E35
FOP=[YR=1993] S7 E35 N7 W35$ E35 N32$.

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	1940	1940	3	20	700	
2	0680	POLE SHED	0	100	58	16	928.00	SF	10.00	10.00	100	1992	1992	3	20	1,856	
3	0510	GARAGE WD-	0	100	46	24	1,104.00	SF	26.95	26.95	100	1992	1992	3	20	5,951	
4	0811	CONCRETE B	0	100	24	21	504.00	SF	5.20	5.20	100	1992	1992	3	62	1,625	
5	0351	CARPORT MT	0	100	21	18	378.00	SF	10.00	10.00	100	2000	2000	3	20	756	
6	0351	CARPORT MT	0	100	21	18	378.00	SF	10.00	10.00	100	2000	2000	3	20	756	
7	0752	USP	0	100	16	10	160.00	SF	15.00	15.00	100	2000	2000	3	27	648	
8	0350	CARPORT WD	0	100	21	21	441.00	SF	6.50	6.50	100	2010	2010	3	40	1,147	
9	0351	CARPORT MT	0	100	30	12	360.00	SF	10.00	10.00	100	2002	2002	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 14,159

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	0007	OR	0.00	0.00	19.26	AC		1.00	1.00	0.90	14,500.00	13,050.00	251,343							

REVIEW DATE 09/06/2024 BY WWA Total Acres: 19.26 Total Land Value: 251,343 Market: 0 Agricultural: 0 Common: 251,343 PRINTED 07/30/2025 BY SYS

PT SEC 37-1S-23E
IN OR 928/1950, OR 1276/1512
& OR 1096/627

HALLICY WILLIAM K JR & LUDIE R
2050 CHEYENNE LANE
BRYCEVILLE, FL 32009

2025

37-1S-23-0000-0006-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

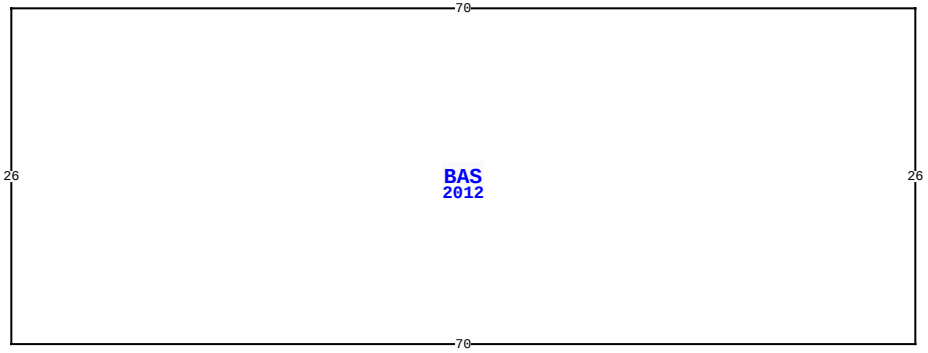
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
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	1,820	100	2012	1,820	119,255
TOTALS	1,820			1,820	119,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,820	116.8000	99.28	180,690	2011	2011	0	0	0	34.00	66.00

2 M/H 94+ – 100% - 0 Heated Area: 1820 HX Base Yr 1977



2050 CHEYENNE LN, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		161,932
TOTAL MARKET OB/XF VALUE		14,159
TOTAL LAND VALUE - MARKET		251,343
TOTAL MARKET VALUE		427,434
SOH/AGL Deduction		200,827
ASSESSED VALUE		226,607
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		175,885
TOTAL JUST VALUE		427,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,014

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0928/1950	4/18/2000	QC	Q	I	01	100
GRANTOR: HALLICY W KENNETH JR						
GRANTEE: HALLICY WILLIAM JR						
0262/0021	4/01/1978	QC	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W70 S26 E70 N26$.

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 09/06/2024 BY WWA Total Acres: 19.26 Total Land Value: 251,343 Market: 0 Agricultural: 0 Common: 251,343 PRINTED 07/30/2025 BY SYS