

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

2026

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	12	CEDAR 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 70
Interior Floor	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
BAS	2,322	100
FOP	210	30
PTO	264	5
TOTALS	2,796	

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	136.82	328,094	1988	1988	0	0	25.57	74.43
1 SNGL FAM		100% - 2021		Heated Area: 2322				HX Base Yr 2021			
</											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	1988
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	1990
7	1242	WD DECK A	0	100	0	0	200.00	SF	10.00	100	2016

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0005	OR	0.00	0.00	1.73	AC	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		259,672	
TOTAL MARKET OB/XF VALUE		5,640	
TOTAL LAND VALUE - MARKET		69,200	
TOTAL MARKET VALUE		334,512	
SOH/AGL Deduction		70,589	
ASSESSED VALUE		263,923	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		212,512	
TOTAL JUST VALUE		334,512	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		346,708	

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\$.											

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

2026

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



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	01	MINIMUM 100			
Interior Floor	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	14,065
UOP	240	20	2020	48	1,407
TOTALS	720			528	15,472

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	39.20	20,698	1990	1990	0	0	0	25.25	74.75	
2 ACCESSORY U 100% - 2021 Heated Area: 480 HX Base Yr 2021													
BAS 1998 UOP 2020													
11374 BOYD LN, BRYCEVILLE													
						BLD DATE					LGL DATE	05/08/2026	
						XF DATE					LAND DATE	MLU	
						INC DATE					AG DATE		

NASSAU COUNTY PROPERTY									
PAGE 2 of 2									
6									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					259,672				
TOTAL MARKET OB/XF VALUE					5,640				
TOTAL LAND VALUE - MARKET					69,200				
TOTAL MARKET VALUE					334,512				
SOH/AGL Deduction					70,589				
ASSESSED VALUE					263,923				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					212,512				
TOTAL JUST VALUE					334,512				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					346,708				