PT OF LOT 1296 IN OR 794/1331
(EX PT IN OR 1112/179,
OR 1120/819,OR 1405/357) &

BOYD JAMES W & TERESA L L/E/
6311 CR 119
BRYCEVILLE, FL 32009

2026

23-1N-24-2180-1296-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

33386 MEADOWS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,859
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	47,859
SOH/AGL Deduction	11,122
ASSESSED VALUE	36,737
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,737
TOTAL JUST VALUE	47,859
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,160

TELECOMMUNICATION TOWER IN 2001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010256	T MOBILE IS ADDIN	15,000	09/05/2024
E1529266	NEW CONSTR	0	05/01/2015
B1529804	T-MOBILE SOUTH	33,942	01/01/2015
B1529808	SPRINT	20,000	01/01/2015
E1528632	SPRINT	0	01/01/2015
E23699	ELEC OTHER	0	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2725/1553	7/16/2024	QC	U	I	11	100
GRANTOR: BOYD TERESA L & JAMES						
GRANTEE: STEWART MICHELLE L						
0794/1331	5/28/1997	WD	Q	V		31,100
GRANTOR: RAYONIER TIMBERLANDS						
GRANTEE: BOYD JAMES & TERESA						

BUILDING NOTES

BUILDING DIMENSIONS

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	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2001	2001	3	48	288	
2	0430	CL FNC 6B	0	0	0	0	303.00	LF	9.70	9.70	100	2001	2001	3	48	1,411	
3	0511	GARAGE CB-	0	0	20	10	200.00	SF	40.00	40.00	100	2001	2001	3	77	6,160	

LAND DESCRIPTION

TOTAL OB/XF 7,859

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	009101	C	TOWER SITE	0	0005	OR	0.00	0.00	0.40	AC		1.00	1.00	2.50	40,000.00	100,000.00	40,000							

REVIEW DATE 02/20/2025 BY KWA Total Acres: 0.40 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS