PT NW1/4
IN OR 2837/596

CARTER JUSTIN L
1498 BOYD RD
BRYCEVILLE, FL 32009

2026

32-1S-23-0000-0002-0170

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	08	SHT VINYL 60
Interior Floo	14	CARPET 40
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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

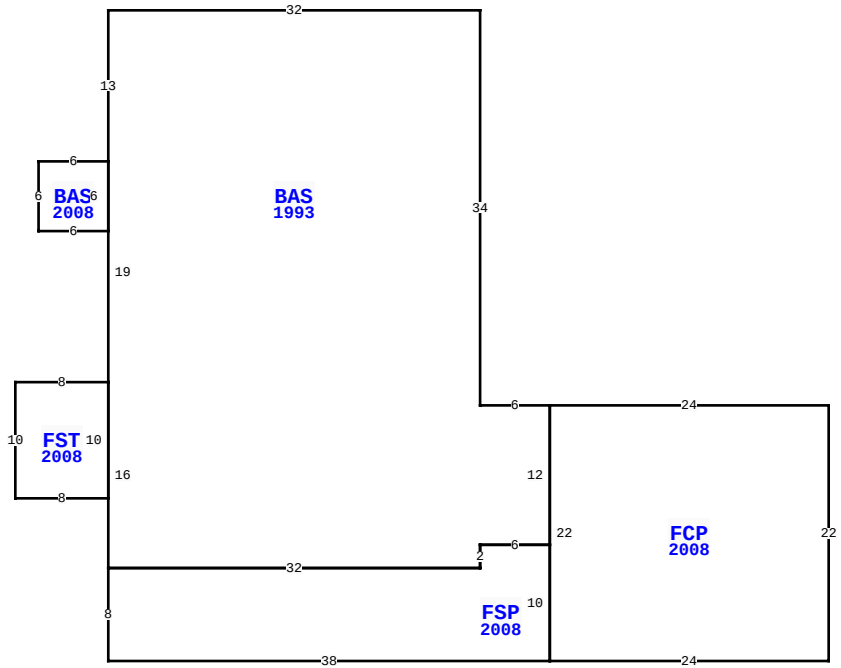
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100	1993	1,608	78,929
BAS	36	100	2008	36	1,767
FCP	528	25	2008	132	6,479
FSP	316	40	2008	126	6,185
FST	80	55	2008	44	2,160
TOTALS	2,568			1,946	95,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,946	93.4920	98.17	191,039	1962	1962	0	0	50	23.00	50.00

1 SINGLE FAM 100% - 2026 Heated Area: 1644 HX Base Yr 2026



1498 BOYD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		102,608
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		91,560
TOTAL MARKET VALUE		194,168
SOH/AGL Deduction		0
ASSESSED VALUE		194,168
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		142,757
TOTAL JUST VALUE		194,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2837/596	12/18/2025	WD	Q	I	01	230,000
GRANTOR: BOYD PAULA F						
GRANTEE: CARTER JUSTIN L						
2829/647	11/10/2025	WD	U	I	11	100
GRANTOR: BOYD DANNY W						
GRANTEE: BOYD PAULA F						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2008] W24 BAS=[YR=1993] W6 N34 W32 S13 BAS=[YR=2008] W6 S6 E6 N6$ S19 FST=[YR=2008] W8 S10 E8 N10$ S16 FSP=[YR=2008] S8 E38 N10 W6 S2 W32$ E32 N2 E6 N12$ S22 E24 N22$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	3.27	AC		1.00	1.00	1.00	28,000.00	28,000.00	91,560							

REVIEW DATE 02/10/2026 BY WWA Total Acres: 3.27 Total Land Value: 91,560 Market: 0 Agricultural: 0 Common: 91,560 PRINTED 07/09/2026 BY SYS

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IN OR 2837/596

CARTER JUSTIN L
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2026

32-1S-23-0000-0002-0170

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	01	Quality Level 01

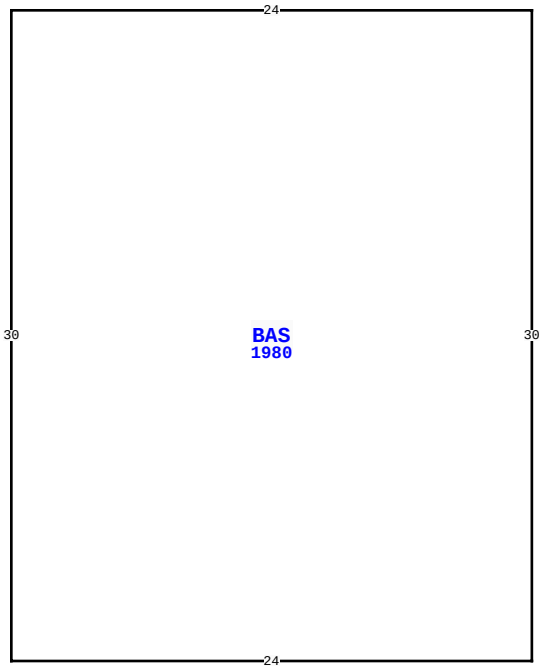
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1980	720	7,089
TOTALS	720			720	7,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	50.4900	19.69	14,177	1980	1980	0	0	0	50.00	50.00

2 GARAGE RES 100% - 2026 Heated Area: 720 HX Base Yr 2026



1498 BOYD RD, BRYCEVILLE

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NASSAU COUNTY PROPERTY

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GRANTEE: CARTER JUSTIN L						
2829/647	11/10/2025	WD	U	I	11	100
GRANTOR: BOYD DANNY W						
GRANTEE: BOYD PAULA F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1980;ORIG=56,10] E24 S30 W24 N30 $
.

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 02/10/2026 BY WWA Total Acres: 3.27 Total Land Value: 91,560 Market: 0 Agricultural: 0 Common: 91,560 PRINTED 07/09/2026 BY SYS