PT OF N1/2 OF SW1/4
PT OR 683/1529 & 1533

HALL ARTHUR JR LIVING TRUST/HALL ARTHUR JR TRUSTEE
1384 CORTEZ ROAD
BRYCEVILLE, FL 32009

2023

08-1S-23-0000-0005-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	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

1200 CORTEZ RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,819
TOTAL LAND VALUE - MARKET	296,000
TOTAL MARKET VALUE	50,609
SOH/AGL Deduction	8,576
ASSESSED VALUE	42,033
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,033
TOTAL JUST VALUE	308,819
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007710	SWIM POOL	15,000	11/01/2000
7691	CHNGE SRVC	0	09/10/1991
7371	MH MOVE-ON	10,000	07/03/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0683/1533	6/29/1993	WD	U	I	01	100
GRANTOR: HALL LINDA & ARTHUR						
GRANTEE: HALL LINDA TRUSTEE						
0683/1529	6/29/1993	WD	U	I	01	100
GRANTOR: HALL ARTHUR JR & L M						
GRANTEE: HALL ARTHUR JR TRTE						

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	0810	CONCRETE A	0	0	35	12	420.00	SF	6.50	6.50	100	1978	1978	3	30	819	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,819

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	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	410.00	410.00	7,790							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	266,000							

REVIEW DATE 06/06/2018 BY TWA Total Acres: 20.00 Total Land Value: 37,790 Market: 266,000 Agricultural: 7,790 Common: 30,000 PRINTED 08/02/2023 BY SYS