PT OF N1/2 OF SW1/4
IN OR 1677/1928
EX 5-6

GARNER JOSEPH A
1164 CORTEZ ROAD
BRYCEVILLE, FL 32009

2023

08-1S-23-0000-0005-0030

BUILDING CHARACTERISTICS

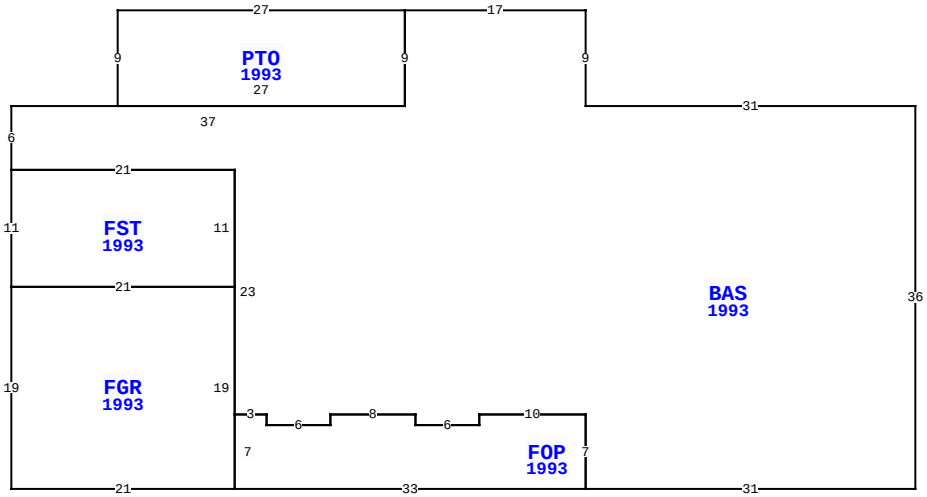
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,364	100	2,364	268,349
FGR	399	55	219	24,860
FOP	219	30	66	7,492
FST	231	55	127	14,417
PTO	243	5	12	1,362
TOTALS	3,456		2,788	316,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,788	130.9440	155.50	433,534	1978	1988	0	0	0	27.00	73.00

1 SNGL FAM – 100% - 2005 Heated Area: 2364 HX Base Yr 2005



1164 CORTEZ RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 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		316,480
TOTAL MARKET OB/XF VALUE		1,883
TOTAL LAND VALUE - MARKET		122,759
TOTAL MARKET VALUE		441,122
SOH/AGL Deduction		276,831
ASSESSED VALUE		164,291
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		114,291
TOTAL JUST VALUE		441,122
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961579	MH MOVE-ON	0	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1677/1928	5/21/2010	QC	U	I	11	100
GRANTOR: GARNER MANUELA K						
GRANTEE: GARNER JOSEPH A						
1236/1540	6/10/2004	WD	Q	I		232,000
GRANTOR: WEATHERFORD SANDRA LE						
GRANTEE: GARNER JOSEPH A & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 N9 W17 PTO=[YR=1993] W27 S9 E27 N9$ S9 W37 S6 FST=[YR=1993] S11 FGR=[YR=1993] S19 E21 FOP=[YR=1993] E33 N7 W10 S1 W6 N1 W8 S1 W6 N1 W3 S7$ N19 W21$ E21 N11 W21 $ E21 S23 E3 S1 E6 N1 E8 S1 E6 N1 E10 S7 E31 N36$.

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	1978	1978	3	44	1,540	
5	0810	CONCRETE A	0	100	11	16	176.00	SF	6.50	6.50	100	1978	1978	3	30	343	

LAND DESCRIPTION

TOTAL OB/XF 1,883

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	9.23	AC		1.00	1.00	0.70	19,000.00	13,300.00	122,759							

REVIEW DATE 08/03/2021 BY TWA Total Acres: 9.23 Total Land Value: 122,759 Market: 0 Agricultural: 0 Common: 122,759 PRINTED 08/02/2023 BY SYS