PT OF SEC 7-1S-23E &
SEC 8-1S-23E IN OR 2404/685

WHITE WARREN DAVID
1116 CORTEZ ROAD
BRYCEVILLE, FL 32009

2023

08-1S-23-0000-0005-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

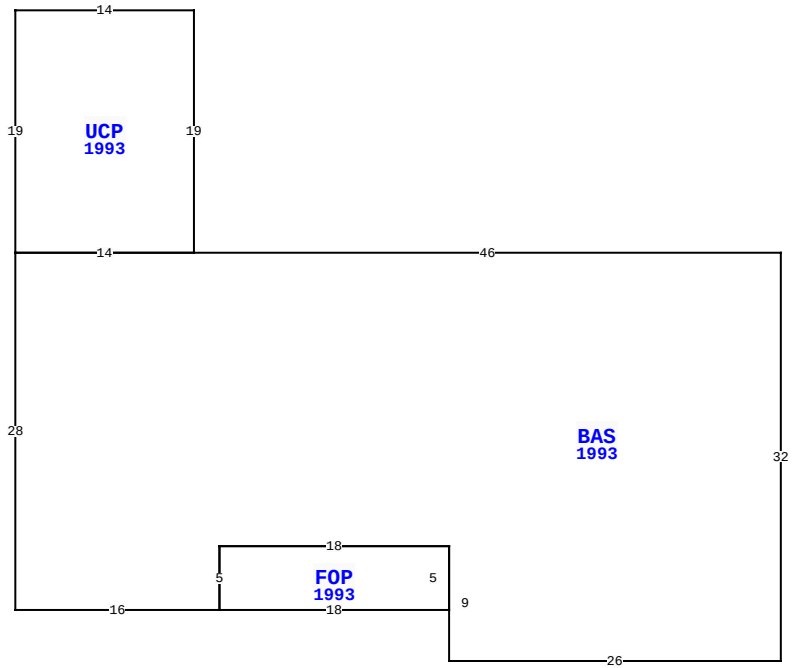
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,694	100	1,694	130,671
FOP	90	30	27	2,083
UCP	266	20	53	4,089
TOTALS	2,050		1,774	136,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,774	103.6000	93.50	165,869	1987	1987	0	0	0	17.50	82.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1694 HX Base Yr



1116 CORTEZ RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	136,842
TOTAL MARKET OB/XF VALUE	49,859
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	386,701
SOH/AGL Deduction	0
ASSESSED VALUE	386,701
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	386,701
TOTAL JUST VALUE	386,701
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	272,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8767	GARAGE	8,976	03/17/1993
6643	CHNGE SRVC	0	05/03/1990
3815	NEW CONSTR	42,500	01/08/1987
3488	XFOB	6,050	01/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2404/0685	10/29/2020	QC	U	I	11	100
GRANTOR: WHITE DORIS L						
GRANTEE: WHITE WARREN DAVID						
0457/0144	6/01/1985	MS	U	I		40,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 UCP=[YR=1993] N19 W14 S19 E14$ W14 S28 E16
FOP=[YR=1993] E18 N5 W18 S5$N5 E18 S9 E26 N32$.

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	0511	GARAGE CB-	0	0	30	24	720.00	SF	40.00	40.00	100	1986	1986	3	52	14,976	
2	0752	USP	0	0	16	18	288.00	SF	15.00	15.00	100	1980	1980	3	20	864	
3	0680	POLE SHED	0	0	24	14	336.00	SF	10.00	10.00	100	1990	1990	3	20	672	
5	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
6	1242	WD DECK A	0	0	0	0	392.00	SF	10.00	10.00	100	1987	1987	3	20	784	
7	0812	CONCRETE C	0	0	0	0	3,523.00	SF	4.00	4.00	100	1990	1990	3	62	8,737	
8	0511	GARAGE CB-	0	0	24	23	552.00	SF	40.00	40.00	100	1993	1993	3	68	15,014	
9	0350	CARPORT WD	0	0	11	20	220.00	SF	13.00	13.00	100	1993	1993	3	20	572	
10	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1988	1988	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 49,859

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	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	3.20	AC		1.00	1.00	1.00	25,000.00	25,000.00	80,000							
2	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	3.20	AC		1.00	1.00	1.50	25,000.00	37,500.00	120,000							

REVIEW DATE 12/14/2020 BY TWA Total Acres: 6.40 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS