PT OF S1/2 OF SW1/4 OF
IN OR 2436/1257
SEC 8-1S-23E IN OR 105/561

WRIGHT JESSICA E L/E/
1163 CORTEZ ROAD
BRYCEVILLE, FL 32009

2023

08-1S-23-0000-0006-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

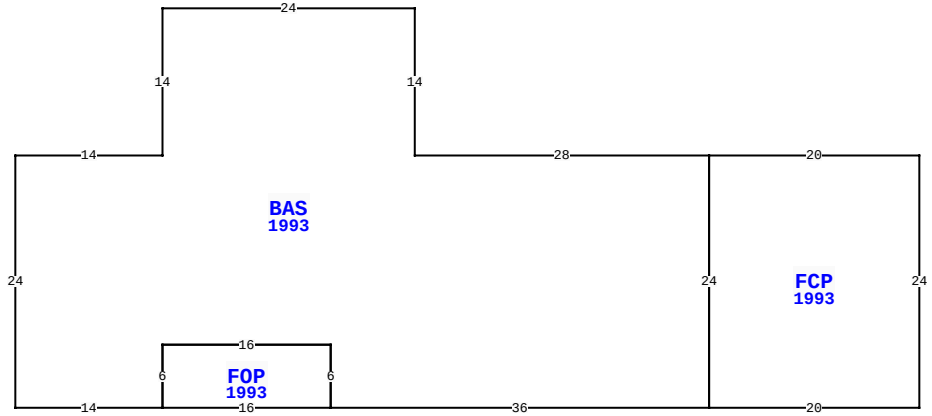
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,824	100	1,824	160,952
FCP	480	25	120	10,589
FOP	96	30	29	2,559
TOTALS	2,400		1,973	174,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,973	119.6000	107.94	212,966	1976	1978	0	0	0	18.25	81.75

1 SINGLE FAM – 100% - 0 Heated Area: 1824 HX Base Yr



1163 CORTEZ RD, BRYCEVILLE

BLD DATE	04/25/2007	JH	LGL DATE	
XF DATE	04/25/2007	JH	LAND DATE	06/16/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		174,100
TOTAL MARKET OB/XF VALUE		12,744
TOTAL LAND VALUE - MARKET		98,000
TOTAL MARKET VALUE		284,844
SOH/AGL Deduction		183,300
ASSESSED VALUE		101,544
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		46,544
TOTAL JUST VALUE		284,844
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2436/1257	2/18/2021	LE	U	I	11	100
GRANTOR: WRIGHT JESSICA E						
GRANTEE: WRIGHT WILLIAM A &						
0105/0561	1/01/1970	TA	Q	V		9,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 N14 W24 S14 W14 S24 E14 FOP=[YR=1993] E16 N6 W16S6$ N6 E16 S6 E36 FCP=[YR=1993] E20 N24 W20 S24$ N24$.

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	0812	CONCRETE C	0	100	0	0	1,248.00	SF	4.00	4.00	100	1980	1980	3	35	1,747	
2	0811	CONCRETE B	0	100	0	0	778.00	SF	5.20	5.20	100	1980	1980	3	35	1,416	
4	0940	SHEDS/PORT	0	100	0	0	256.00	SF	30.00	30.00	100	1980	1980	3	20	1,536	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
6	0680	POLE SHED	0	100	16	15	240.00	SF	10.00	10.00	100	1985	1985	3	20	480	
7	0680	POLE SHED	0	100	16	19	304.00	SF	10.00	10.00	100	1987	1987	3	20	608	
8	0752	USP	0	100	16	8	128.00	SF	15.00	15.00	100	1988	1988	3	20	384	
9	0825	BRICK	0	100	0	0	197.00	SF	12.50	12.50	100	1990	1990	3	87	2,142	
10	0820	WOOD WALK	0	100	0	0	182.00	SF	11.75	11.75	100	1995	1995	3	40	855	
11	1242	WD DECK A	0	100	15	10	150.00	SF	10.00	10.00	100	1995	1995	3	20	300	

TOTAL OB/XF 11,183

LAND DESCRIPTION

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	3.92	AC		1.00	1.00	1.00	25,000.00	25,000.00	98,000							

REVIEW DATE 06/07/2018 BY TWA Total Acres: 3.92 Total Land Value: 98,000 Market: 0 Agricultural: 0 Common: 98,000 PRINTED 08/02/2023 BY SYS

PT OF S1/2 OF SW1/4 OF
IN OR 2436/1257
SEC 8-1S-23E IN OR 105/561

WRIGHT JESSICA E L/E/
1163 CORTEZ ROAD
BRYCEVILLE, FL 32009

2023

08-1S-23-0000-0006-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

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

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0105/0561	1/01/1970	TA	Q	V		9,000
GRANTOR:						
GRANTEE:						

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
13	0810	CONCRETE A	0	100	0	0	235.00	SF	6.50	6.50	100	1995	1995	3	72	1,100	
14	0681	POLE SHED	0	100	16	8	128.00	SF	15.00	15.00	100	1995	1995	3	24	461	

LAND DESCRIPTION

TOTAL OB/XF 1,561

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

REVIEW DATE 06/07/2018 BY TWA Total Acres: 3.92 Total Land Value: 98,000 Market: 0 Agricultural: 0 Common: 98,000 PRINTED 08/02/2023 BY SYS