PT OF SEC 7 & 8-1S-23E
IN OR 1945/1156
ESMT IN OR 732/1870

DUGGER TERRY L & TRACY I
1068 CORTEZ RD
BRYCEVILLE, FL 32009

2023

08-1S-23-0000-0006-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

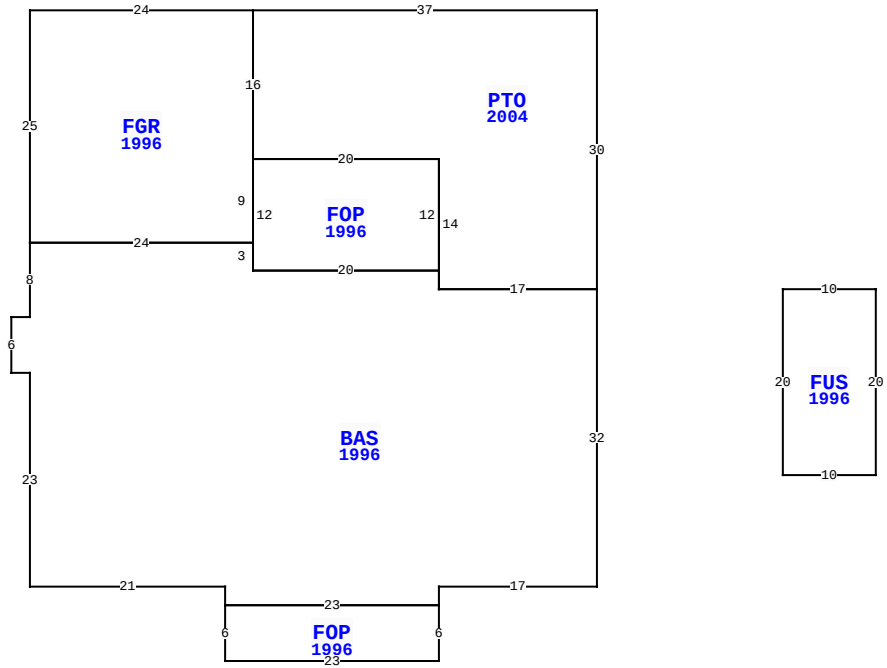
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,170	100	2,170	210,017
FGR	600	55	330	31,938
FOP	138	30	41	3,968
FOP	240	30	72	6,968
FUS	200	100	200	19,356
PTO	830	5	42	4,064
TOTALS	4,178		2,855	276,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,855	96.1056	114.13	325,841	1996	2001	0	0	0	15.20	84.80

1 SNGL FAM – 100% - 2015 Heated Area: 2370 HX Base Yr 2015



1068 CORTEZ RD, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		276,313
TOTAL MARKET OB/XF VALUE		7,111
TOTAL LAND VALUE - MARKET		132,000
TOTAL MARKET VALUE		415,424
SOH/AGL Deduction		208,565
ASSESSED VALUE		206,859
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		156,859
TOTAL JUST VALUE		415,424
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002892	REPAIR/RRF	23,600	02/22/2022
B952089	NEW CONSTR	91,651	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1945/1156	10/29/2014	WD	Q	I	01	183,000
GRANTOR: NEWMAN JAMES C & LORI						
GRANTEE: DUGGER TERRY L & TR						
0753/1527	2/11/1996	N/A	U	I	07	100
GRANTOR: CAPPA & NEWMAN						
GRANTEE: NEWMAN JAMES C & LO						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2004] N30 W37 S16 E20 S14 E17 BAS=[YR=1996] W17 N2 FOP=[YR=1996] N12 W20FGR=[YR=1996] N16 W24 S25 E24 N9 $ S12 E20 $ W20 N3 W24 S8 W2 S6 E2 S23 E21 S2 FOP=[YR=1996] S6 E23 N6 W23 $ E23 N2 E17 N32$ PTR=E20 FUS=[YR=1996] E10 S20 W10 N20$ W20$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
3	0812	CONCRETE C	0	100	0	0	1,283.00	SF	4.00	4.00	100	2003	2003	3	84	4,311	

LAND DESCRIPTION

TOTAL OB/XF 7,111

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	2.20	AC		1.00	1.00	2.00	30,000.00	60,000.00	132,000							

REVIEW DATE 06/25/2018 BY TWA Total Acres: 2.20 Total Land Value: 132,000 Market: 0 Agricultural: 0 Common: 132,000 PRINTED 08/02/2023 BY SYS