PT OF S1/2 OF SW1/4
IN OR 1517/16

**COPE JENNIFER & ROLAND**
945 CORTEZ ROAD
BRYCEVILLE, FL 32009

**2023**

**08-1S-23-0000-0006-0170**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

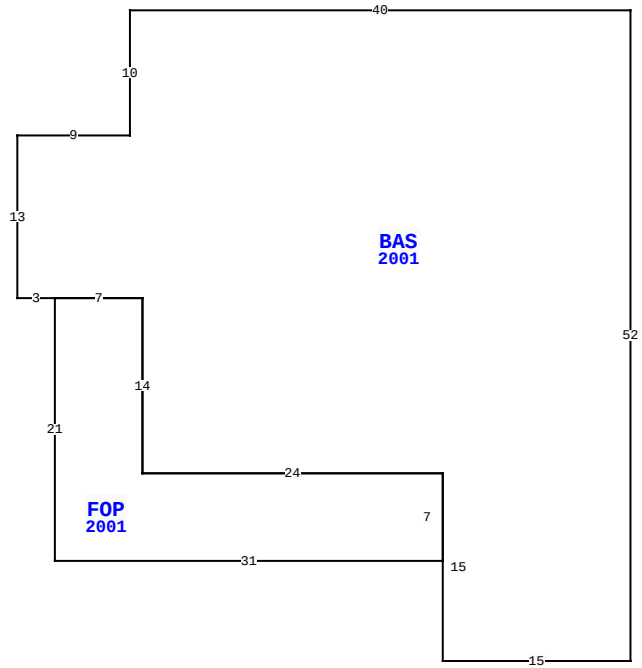
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,808 | 100 | 1,808 | 187,356 |
| FOP | 315 | 30 | 94 | 9,741 |
| TOTALS | 2,123 | | 1,902 | 197,096 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,902 | 127.5764 | 115.14 | 218,996 | 2001 | 2001 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SINGLE FAM – 100% - 2002 Heated Area: 1808 HX Base Yr 2002




945 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 | | 197,096 |
| TOTAL MARKET OB/XF VALUE | | 1,852 |
| TOTAL LAND VALUE - MARKET | | 46,200 |
| TOTAL MARKET VALUE | | 245,148 |
| SOH/AGL Deduction | | 128,250 |
| ASSESSED VALUE | | 116,898 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 66,898 |
| TOTAL JUST VALUE | | 245,148 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 223,990 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M015123 | H/AC | 0 | 06/01/2001 |
| B0108213 | NEW CONSTR | 98,000 | 04/01/2001 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1517/0016 | 8/03/2007 | QC | U | I | 01 | 100 |
| GRANTOR: COPE JENNIFER | | | | | | |
| GRANTEE: COPE JENNIFER & ROL | | | | | | |
| 0979/0386 | 4/04/2001 | WD | U | V | 07 | 100 |
| GRANTOR: CROSS JOHN WARREN P/R | | | | | | |
| GRANTEE: COPE JENNIFER | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2001] W40 S10 W9 S13 E3 FOP=[YR=2001] S21 E31 N7 W24 N14 W7$ E7 S14 E24 S15 E15 N52$.

### 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 315.00 | SF | 7.00 | 7.00 | 100 | 2003 | 2003 | 3 | 84 | 1,852 | |

### LAND DESCRIPTION

TOTAL OB/XF 1,852

| 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 | 1.54 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 46,200 | | | | | | | |

REVIEW DATE 06/26/2018 BY TWA Total Acres: 1.54 Total Land Value: 46,200 Market: 0 Agricultural: 0 Common: 46,200 PRINTED 08/02/2023 BY SYS