

PT OF S1/2 OF SW1/4
IN OR 1899/1404
2014 TORO DW/MH

WALLER WILLIAM A JR
1313 CORTEZ RD
BRYCEVILLE, FL 32209

2023

08-1S-23-0000-0006-0260



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6											
Exterior Wall	10	ABOVE AVG 100	0800	02	2,115	124.8000	87.36	184,766	2014	2014	0	0	0	20.00	80.00	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2016													Heated Area: 1920										
Roof Cover	12	MODULAR MT 100														HX Base Yr 2016										
Interior Wall	05	DRYWALL 100																								
Interior Floo	14	CARPET 70																								
Interior Floo	08	SHT VINYL 30																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		2 100																								
Frame	02	WOOD FRAME 100																								
Stories	0	0 100																								
Units		0 100																								
Quality			03	Quality Level 03																						
DOR CODE			0200 MOBILE HOME																							
MAP NUM															MKT AREA 09											
NEIGHBORHOOD/LOC			9001.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	1,920	100	1,920	134,185																						
UOP	640	25	160	11,182																						
UOP	140	25	35	2,446																						
TOTALS			2,700	2,115	147,813																					
EXTRA FEATURES			1313 CORTEZ RD, BRYCEVILLE																							
L N	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	0200	BARN WD 0-	0 100	48 30	1,440.00	SF	15.00	15.00	100	1991	1991	3	20	4,320												
2	1242	WD DECK A	0 100	0 0	672.00	SF	10.00	10.00	100	2014	2014	3	70	4,704												
LAND DESCRIPTION			TOTAL OB/XF 9,024																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000102	C	SFR/MH	100	0005	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	100,000									
REVIEW DATE 06/26/2018 BY TWA Total Acres: 4.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																										