



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	15	CONC BLOCK 60	0100	01	1,774	103.6000	98.42	174,597	1987	1987	0	0	0	18.00	82.00	VALUATION BY STANDARD												
Exterior Wall	17	CB STUCCO 40	1 SINGLE FAM - 0% - 2024													Heated Area: 1694 HX Base Yr												
Roof Structure	03	GABLE/HIP 100														Tax Group: 6 Tax Dist:												
Roof Cover	12	MODULAR MT 100														BUILDING MARKET VALUE 143,170												
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 46,628												
Interior Floor	14	CARPET 90														TOTAL LAND VALUE - MARKET 133,760												
Interior Floor	08	SHT VINYL 10														TOTAL MARKET VALUE 323,558												
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 0												
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 323,558												
Bedrooms	3	100														TOTAL EXEMPTION VALUE 0												
Bathrooms	2	100														BASE TAXABLE VALUE 323,558												
Frame	03	MASONRY 100														TOTAL JUST VALUE 323,558												
Stories	1.	1. 100	NCON VALUE 0																									
Units	0	100	INCOME VALUE																									
BUD8 Adjustme	06	DIST 1D 100	PREVIOUS YEAR MKT VALUE 386,701																									
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	136,713																								
FOP	90	30	27	2,179																								
UCP	266	20	53	4,277																								
TOTALS		2,050	1,774	143,170																								
EXTRA FEATURES		1116 CORTEZ RD, BRYCEVILLE													BLD DATE XF DATE INC DATE													
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		0511	GARAGE CB-	0	0	30	24	720.00	SF	40.00	40.00	100	1986	1986	3	49.5	14,256											
3		0680	POLE SHED	0	0	24	14	336.00	SF	10.00	10.00	100	1990	1990	3	20	672											
4		0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170											
6		0812	CONCRETE C	0	0	0	0	3,523.00	SF	4.00	4.00	100	1990	1990	3	59.5	8,385											
7		0511	GARAGE CB-	0	0	24	23	552.00	SF	40.00	40.00	100	1993	1993	3	66	14,573											
8		0350	CARPORT WD	0	0	11	20	220.00	SF	13.00	13.00	100	1993	1993	3	20	572											
9		0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1988	1988	3	100	6,000											
TOTAL OB/XF		46,628																										
LAND DESCRIPTION		TOTAL OB/XF																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	6.40	AC		1.00	1.00	1.10	19,000.00	20,900.00	133,760											
REVIEW DATE 03/13/2024 BY WWA Total Acres: 6.40 Total Land Value: 133,760 Market: 0 Agricultural: 0 Common: 133,760 PRINTED 08/06/2024 BY SYS																												