PT OF S1/2 OF SW1/4
IN OR 2423/1498
EX ESMT OR 580/1267

TOMBERLIN KATHY L
1191 CORTEZ ROAD
BRYCEVILLE, FL 32009

2024

08-1S-23-0000-0006-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

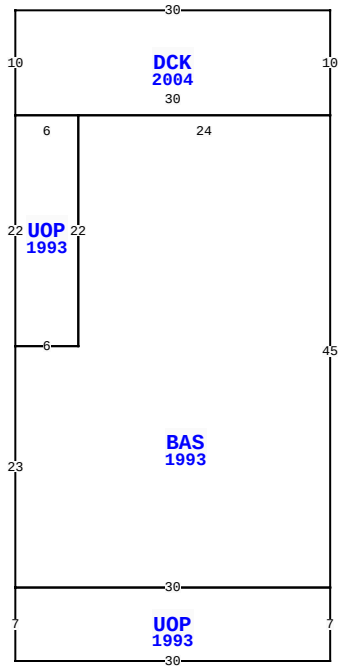
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	

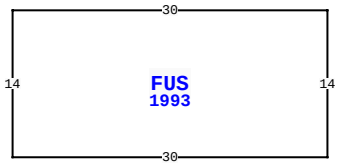
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,218	100	1,218	87,827
DCK	300	10	30	2,164
FUS	420	100	420	30,285
UOP	132	20	26	1,875
UOP	210	20	42	3,028
TOTALS	2,280		1,736	125,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,736	97.0000	92.15	159,972	1900	1965	0	0	0	21.75	78.25

1 SINGLE FAM – 100% - 2010 Heated Area: 1638 HX Base Yr 2010





1191 CORTEZ RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		125,178
TOTAL MARKET OB/XF VALUE		13,747
TOTAL LAND VALUE - MARKET		113,750
TOTAL MARKET VALUE		252,675
SOH/AGL Deduction		130,484
ASSESSED VALUE		122,191
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,191
TOTAL JUST VALUE		252,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93 123	MH MOVE-ON	20,446	10/01/1993
6630	TEMP POLE	0	04/26/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2423/1498	12/30/2020	QC	U	I	11	100
GRANTOR: TOMBERLIN KATHY L F/K						
GRANTEE: TOMBERLIN KATHY L						
1614/1306	3/16/2009	WD	Q	I	01	195,000
GRANTOR: BUCKELS MARGARET						
GRANTEE: PEELE JIMMY E JR &						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2004] W30 S10 UOP=[YR=1993] S22 BAS=[YR=1993] S23 UOP=[YR=1993] S7 E30 N7 W30 $ E30 N45 W24 S22 W6 $ E6 N22 W6 $ E30 N10 $ PTR= E15 FUS=[YR=1993] E30 S14 W30 N14 $ W15 $.

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	0200	BARN WD 0-	0	100	48	34	1,632.00	SF	20.00	20.00	100	1971	1971	3	20	6,528	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1971	1971	3	31.2	1,092	
3	0681	POLE SHED	0	100	72	8	576.00	SF	15.00	15.00	100	1995	1995	3	23	1,987	
4	0681	POLE SHED	0	100	48	8	384.00	SF	15.00	15.00	100	1995	1995	3	23	1,325	
5	0681	POLE SHED	0	100	34	24	816.00	SF	15.00	15.00	100	1995	1995	3	23	2,815	

LAND DESCRIPTION

TOTAL OB/XF 13,747

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	4.55	AC		1.00	1.00	1.00	25,000.00	25,000.00	113,750							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.55 Total Land Value: 113,750 Market: 0 Agricultural: 0 Common: 113,750 PRINTED 08/06/2024 BY SYS