

PT OF S1/2 OF SW1/4 OF
IN OR 2436/1257
SEC 8-1S-23E IN OR 105/561

WRIGHT JESSICA E L/E/
1163 CORTEZ ROAD
BRYCEVILLE, FL 32009

2024

08-1S-23-0000-0006-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 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	1,824	100	1,824	168,903
FCP	480	25	120	11,112
FOP	96	30	29	2,685

TOTALS	2,400		1,973	182,700
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	0	1,248.00	SF	4.00	4.00
2	0811	CONCRETE B	0	100	0	0	778.00	SF	5.20	5.20
3	0940	SHEDS/PORT	0	100	0	0	256.00	SF	30.00	30.00
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
5	0680	POLE SHED	0	100	16	15	240.00	SF	10.00	10.00
6	0680	POLE SHED	0	100	16	19	304.00	SF	10.00	10.00
7	0752	USP	0	100	16	8	128.00	SF	15.00	15.00
8	0825	BRICK	0	100	0	0	197.00	SF	12.50	12.50
9	0820	WOOD WALK	0	100	0	0	182.00	SF	11.75	11.75
10	1242	WD DECK A	0	100	15	10	150.00	SF	10.00	10.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	3.92	AC

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,973	119.6000	113.62	224,172	1976	1978		0	0	18.50	81.50
1 SINGLE FAM - 100% - 0 Heated Area: 1824 HX Base Yr												
1163 CORTEZ RD, BRYCEVILLE												
BLD DATE 04/25/2007 JH LGL DATE 06/16/2023 MLU XF DATE 04/25/2007 JH LAND DATE INC DATE AG DATE												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		182,700	
TOTAL MARKET OB/XF VALUE		12,357	
TOTAL LAND VALUE - MARKET		98,000	
TOTAL MARKET VALUE		293,057	
SOH/AGL Deduction		188,467	
ASSESSED VALUE		104,590	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		49,590	
TOTAL JUST VALUE		293,057	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		284,844	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2436/1257	2/18/2021	LE U	I	11		100
GRANTOR: WRIGHT JESSICA E						
GRANTEE: WRIGHT WILLIAM A &						
0105/0561	1/01/1970	TA Q	V			9,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES										

BUILDING DIMENSIONS										
BAS=[YR=1993] W28 N14 W24 S14 W14 S24 E14 FOP=[YR=1993] E16 N6 W16S6\$ N6 E16 S6 E36 FCP=[YR=1993] E20 N24 W20 S24\$ N24\$.										

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