

PT OF S1/2 OF SW1/4
IN OR 1856/1908
PARCELS 6-11 & 6-16 SEC 8 &

MILLAN SHEILA K CARTER/MILLAN PAUL J
1038 CORTEZ ROAD
BRYCEVILLE, FL 32009

2024

08-1S-23-0000-0006-0110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	1,394	100	1,394	151,249
FGR	544	55	299	32,441
FOP	252	30	76	8,246
FOP	160	30	48	5,208
FUS	801	100	801	86,908

TOTALS	3,151		2,618	284,052
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0510	GARAGE WD-	0	100	17	20	340.00	SF	35.00
2	0350	CARPORT WD	0	100	20	24	480.00	SF	13.00
3	0810	CONCRETE A	0	100	0	0	499.00	SF	6.50
4	0810	CONCRETE A	0	100	0	0	176.00	SF	6.50
5	1242	WD DECK A	0	100	0	0	900.00	SF	10.00
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
7	0812	CONCRETE C	0	100	0	0	1,009.00	SF	4.00
8	0300	BOAT DCK W	0	100	0	0	1,266.00	SF	40.00
9	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00
10	0350	CARPORT WD	0	100	6	17	102.00	SF	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	3.05

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,618	101.5200	126.90	332,224	1994	1994	0	0	0	14.50	85.50
1 SNGL FAM - 100% - 2014 Heated Area: 2195 HX Base Yr 2014												
1038 CORTEZ RD, BRYCEVILLE												
BLD DATE						LGL DATE						
XF DATE						LAND DATE						06/16/2023
INC DATE						AG DATE						MLU

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	0510	GARAGE WD-	0	100	17	20	340.00	SF	35.00	35.00	100	1994	1994	3	20	2,380	
2	0350	CARPORT WD	0	100	20	24	480.00	SF	13.00	13.00	100	1994	1994	3	20	1,248	
3	0810	CONCRETE A	0	100	0	0	499.00	SF	6.50	6.50	100	1994	1994	3	68	2,206	
4	0810	CONCRETE A	0	100	0	0	176.00	SF	6.50	6.50	100	1980	1980	3	32.5	372	
5	1242	WD DECK A	0	100	0	0	900.00	SF	10.00	10.00	100	2000	2000	3	20	1,800	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
7	0812	CONCRETE C	0	100	0	0	1,009.00	SF	4.00	4.00	100	2005	2005	3	86	3,471	
8	0300	BOAT DCK W	0	100	0	0	1,266.00	SF	40.00	40.00	100	2005	2005	3	40	20,256	
9	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2005	2005	3	24	360	
10	0350	CARPORT WD	0	100	6	17	102.00	SF	13.00	13.00	100	2005	2005	3	24	318	

TOTAL OB/XF										35,071									
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
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	3.05	AC		1.00	1.00	2.75	25,000.00	68,750.00	209,688		

NASSAU COUNTY PROPERTY				PAGE 1 of 2				6
VALUATION SUMMARY				STANDARD				
VALUATION BY				Tax Group: 6				Tax Dist:
BUILDING MARKET VALUE				284,052				
TOTAL MARKET OB/XF VALUE				35,589				
TOTAL LAND VALUE - MARKET				209,688				
TOTAL MARKET VALUE				529,329				
SOH/AGL Deduction				236,446				
ASSESSED VALUE				292,883				
TOTAL EXEMPTION VALUE				55,000				VX HX HB
BASE TAXABLE VALUE				237,883				
TOTAL JUST VALUE				529,329				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				519,415				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94753	NEW CONSTR	117,400	02/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1856/1908	5/14/2013	WD	Q	I	02	295,000
GRANTOR: MASON STEVEN & RHONDA						
GRANTEE: CARTER SHEILA K & P						
1263/0346	10/01/2004	WD	Q	I		273,000
GRANTOR: ROBINSON JAMES A						
GRANTEE: MASON STEVEN & RHON						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1994] W18 BAS=[YR=1994] W4 FOP=[YR=1995] N6 W29 S6 E17 U2 R2 E5 R2 D2 E3\$ W3 U2 L2 W5 L2 D2 W17 N6 W2 U2 L2 W5 L2 D2 W2 S36 FOP=[YR=1994] S6 E42 N6W42 \$ E42 N23 E4 N7 \$ S7 W4 S19 E22 N26 \$ PTR= E15 FUS=[YR=1994] E13 S14 E18 N14 E12 S7 E20 S12 W31 N2 W20 S5 W12 N22\$ W15\$.									

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