PT OF S1/2 OF SW1/4
IN OR 1517/16

COPE JENNIFER & ROLAND
945 CORTEZ ROAD
BRYCEVILLE, FL 32009

2024

08-1S-23-0000-0006-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

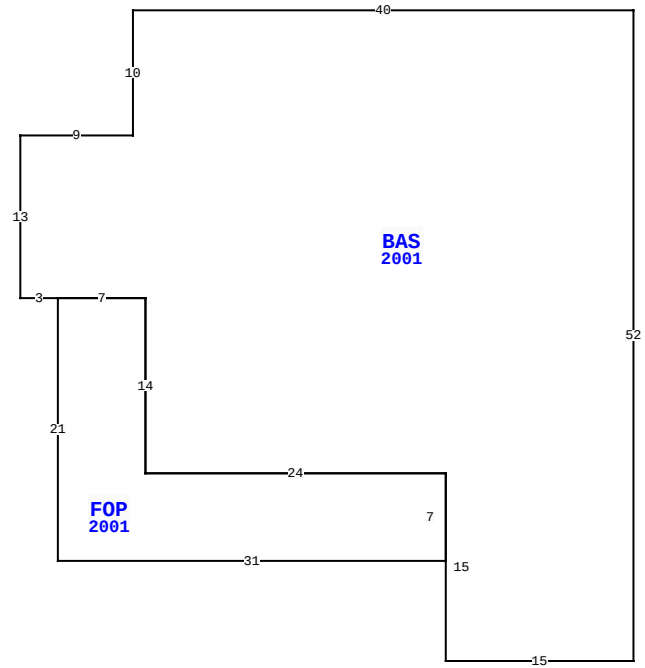
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,808	100	1,808	196,121
FOP	315	30	94	10,197
TOTALS	2,123		1,902	206,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,902	127.5764	121.20	230,522	2001	2001	0	0	0	10.50	89.50

1 SINGLE FAM – 100% - 2002 Heated Area: 1808 HX Base Yr 2002



945 CORTEZ RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		206,317
TOTAL MARKET OB/XF VALUE		1,830
TOTAL LAND VALUE - MARKET		46,200
TOTAL MARKET VALUE		254,347
SOH/AGL Deduction		133,942
ASSESSED VALUE		120,405
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		70,405
TOTAL JUST VALUE		254,347
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M015123	H/AC	0	06/01/2001
B0108213	NEW CONSTR	98,000	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1517/0016	8/03/2007	QC	U	I	01	100
GRANTOR: COPE JENNIFER						
GRANTEE: COPE JENNIFER & ROL						
0979/0386	4/04/2001	WD	U	V	07	100
GRANTOR: CROSS JOHN WARREN P/R						
GRANTEE: COPE JENNIFER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W40 S10 W9 S13 E3 FOP=[YR=2001] S21 E31 N7 W24 N14 W7$ E7 S14 E24 S15 E15 N52$.

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	0855	CONC PAVER	0	100	0	0	315.00	SF	7.00	7.00	100	2003	2003	3	83	1,830	

LAND DESCRIPTION

TOTAL OB/XF 1,830

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	1.54	AC		1.00	1.00	1.00	30,000.00	30,000.00	46,200							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.54 Total Land Value: 46,200 Market: 0 Agricultural: 0 Common: 46,200 PRINTED 08/06/2024 BY SYS