PT OF S1/2 OF SW1/4
IN OR 1899/1404
2014 TORO DW/MH

WALLER WILLIAM A JR
1313 CORTEZ RD
BRYCEVILLE, FL 32209

2024

08-1S-23-0000-0006-0260

BUILDING CHARACTERISTICS

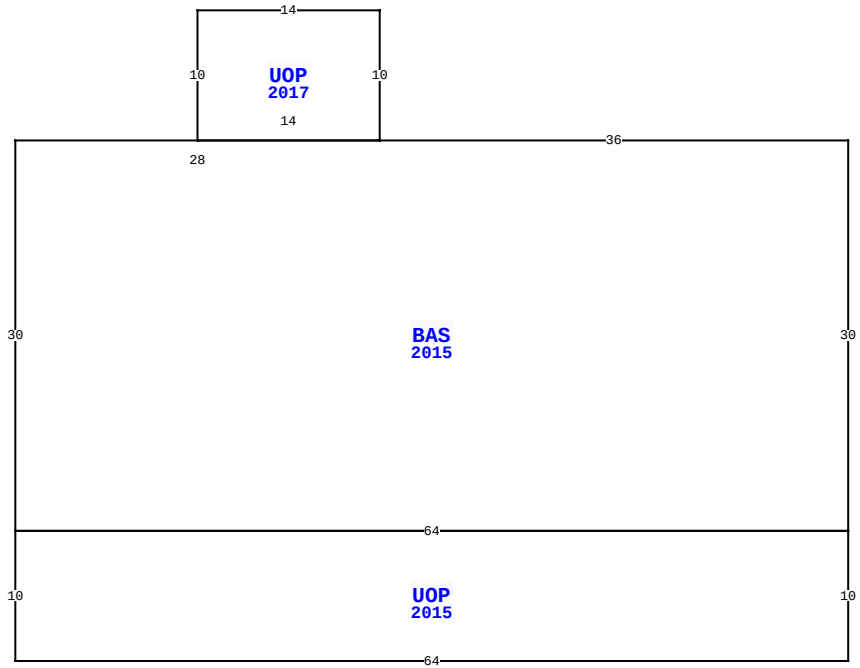
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	1,920	134,784
UOP	640	25	160	11,232
UOP	140	25	35	2,457
TOTALS	2,700		2,115	148,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,115	124.8000	93.60	197,964	2014	2014	0	0	0	25.00	75.00

1 M/H 94+ – 100% - 2016 Heated Area: 1920 HX Base Yr 2016



1313 CORTEZ RD, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		148,473
TOTAL MARKET OB/XF VALUE		8,688
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		257,161
SOH/AGL Deduction		98,484
ASSESSED VALUE		158,677
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		108,677
TOTAL JUST VALUE		257,161
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1899/1404	1/28/2014	QC	U	I	11	100
GRANTOR: WALLER WILLIAM A SR &						
GRANTEE: WALLER WILLIAM A JR						
1899/1199	1/28/2014	QC	U	I	11	100
GRANTOR: WALLER WILLIAM A SR &						
GRANTEE: WALLER WILLIAM A JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W36 UOP=[YR=2017] N10 W14 S10 E14$ W28 S30
UOP=[YR=2015] S10 E64 N10 W64$ E64 N30$.

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	30	1,440.00	SF	15.00	15.00	100	1991	1991	3	20	4,320	
2	1242	WD DECK A	0	100	0	0	672.00	SF	10.00	10.00	100	2014	2014	3	65	4,368	

LAND DESCRIPTION

TOTAL OB/XF 8,688

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	100,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS