PT OF N1/2 OF SW1/4
IN OR 1141/1053
3302111336

WEATHERFORD JEFFREY D
1168 CORTEZ RD
BRYCEVILLE, FL 32009

2025

08-1S-23-0000-0005-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

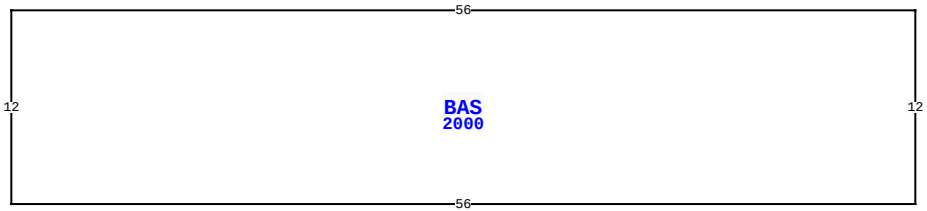
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	2000	672	13,967
TOTALS	672			672	13,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	86.6000	69.28	46,556	1970	1970	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2001 Heated Area: 672 HX Base Yr 2001



1168 CORTEZ RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		13,967
TOTAL MARKET OB/XF VALUE		688
TOTAL LAND VALUE - MARKET		117,000
TOTAL MARKET VALUE		131,655
SOH/AGL Deduction		89,740
ASSESSED VALUE		41,915
TOTAL EXEMPTION VALUE	DX HX HB	30,000
BASE TAXABLE VALUE		11,915
TOTAL JUST VALUE		131,655
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1141/1053	6/02/2003	QC	Q	I	06	100
GRANTOR: LEEDS-WEATHERFORD SAN						
GRANTEE: WEATHERFORD JEFFREY						
1051/0214	4/22/2002	QC	Q	I	01	100
GRANTOR: PERROTTA ANGELA W						
GRANTEE: WEATHERFORD JEFFREY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W56 S12 E56 N12$.

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	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1995	1995	3	20	480	
2	1242	WD DECK A	0	100	13	8	104.00	SF	10.00	10.00	100	1998	1998	3	20	208	

LAND DESCRIPTION

TOTAL OB/XF 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	000100	C	RES	100	0005	OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	117,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 6.00 Total Land Value: 117,000 Market: 0 Agricultural: 0 Common: 117,000 PRINTED 07/30/2025 BY SYS