



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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		3 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
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	3,054	100	1993	3,054	267,428
FGR	576	55	1993	317	27,758
FOP	130	30	1993	39	3,415
FST	30	55	1993	16	1,401
TOTALS	3,790			3,426	300,003

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	405.00	SF	6.50	6.50	
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
4	0510	GARAGE WD-	0	100	41	30	1,230.00	SF	35.00	35.00	
5	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00	10.00	
6	0825	BRICK	0	100	69	3	207.00	SF	12.50	12.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC	
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	2.00	AC	
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	13.00	AC	
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	15.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,426	90.7488	119.79	410,401	1986	1986	0	0	26.90	73.10
1 SNGL FAM - 100% - 0											
Heated Area: 3054											
HX Base Yr 1973											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025
INC DATE		AG DATE	11/18/2024
1501 CORTEZ RD, BRYCEVILLE		MLU	KBA

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		319,996	
TOTAL MARKET OB/XF VALUE		18,460	
TOTAL LAND VALUE - MARKET		277,500	
TOTAL MARKET VALUE		389,266	
SOH/AGL Deduction		184,985	
ASSESSED VALUE		204,281	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		148,559	
TOTAL JUST VALUE		615,956	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		459,337	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530539	ADDITION	23,664	06/30/2015
C135503	CO ISSUED	0	10/24/2013
MH135503	MH MOVE-ON	0	09/01/2013
M1318765	H/AC	0	09/01/2013
B24617	DEMOLITION	2,800	04/01/2011
B22319	OTHER	6,443	03/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0105/0424	1/01/1970	WD	Q	V		12,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W15 N2 FOP=[YR=1993] N5 W26 S5 E26\$ W26 S2 W48							
FGR=[YR=1993] N10 W24 S24 E24 N14\$ S14 W24 S14 E24 N5							
FST=[YR=1993] E5 N6 W5 S6\$ N6 E5 S6 E25 S11 E59 N34 \$.							

[illegible]