PT OF S1/2 OF SW1/4
IN OR 2423/1498
EX ESMT OR 580/1267

TOMBERLIN KATHY L
1191 CORTEZ ROAD
BRYCEVILLE, FL 32009

2025

08-1S-23-0000-0006-0020

BUILDING CHARACTERISTICS

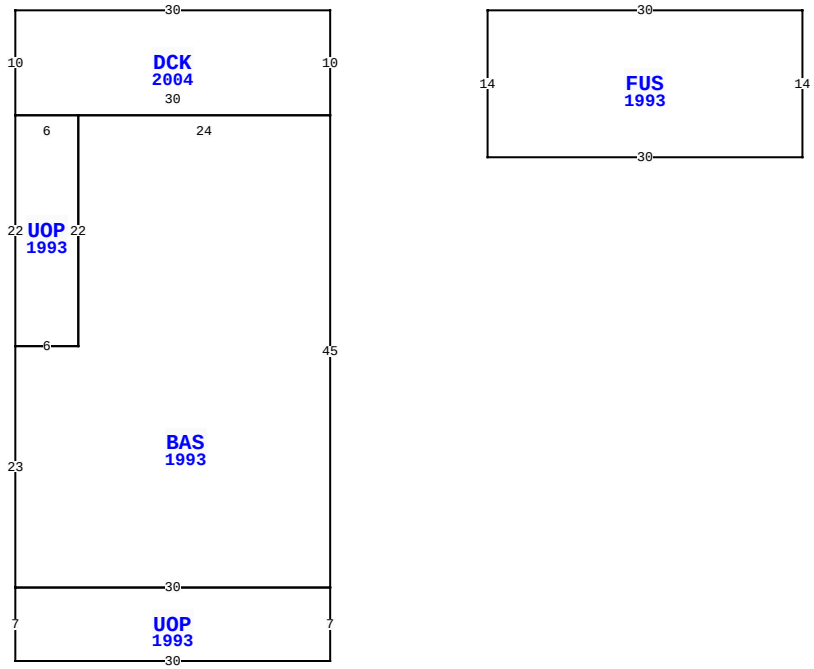
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,218	100	1993	1,218	92,154
DCK	300	10	2004	30	2,270
FUS	420	100	1993	420	31,777
UOP	132	20	1993	26	1,967
UOP	210	20	1993	42	3,178
TOTALS	2,280			1,736	131,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,736	97.0000	97.00	168,392	1900	1965	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 2010 Heated Area: 1638 HX Base Yr 2010



1191 CORTEZ RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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		131,346
TOTAL MARKET OB/XF VALUE		12,934
TOTAL LAND VALUE - MARKET		136,500
TOTAL MARKET VALUE		280,780
SOH/AGL Deduction		155,045
ASSESSED VALUE		125,735
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,013
TOTAL JUST VALUE		280,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93 123	MH MOVE-ON	20,446	10/01/1993
6630	TEMP POLE	0	04/26/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2423/1498	12/30/2020	QC	U	I	11	100
GRANTOR: TOMBERLIN KATHY L F/K						
GRANTEE: TOMBERLIN KATHY L						
1614/1306	3/16/2009	WD	Q	I	01	195,000
GRANTOR: BUCKELS MARGARET						
GRANTEE: PEELE JIMMY E JR &						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2004] W30 S10 UOP=[YR=1993] S22 BAS=[YR=1993] S23 UOP=[YR=1993] S7 E30 N7 W30 $ E30 N45 W24 S22 W6 $ E6 N22 W6 $ E30 N10 $ PTR= E15 FUS=[YR=1993] E30 S14 W30 N14 $ W15 $.

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	34	1,632.00	SF	20.00	20.00	100	1971	1971	3	20	6,528	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1971	1971	3	30.8	1,078	
3	0681	POLE SHED	0	100	72	8	576.00	SF	15.00	15.00	100	1995	1995	3	20	1,728	
4	0681	POLE SHED	0	100	48	8	384.00	SF	15.00	15.00	100	1995	1995	3	20	1,152	
5	0681	POLE SHED	0	100	34	24	816.00	SF	15.00	15.00	100	1995	1995	3	20	2,448	

LAND DESCRIPTION

TOTAL OB/XF 12,934

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	4.55	AC		1.00	1.00	1.00	30,000.00	30,000.00	136,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.55 Total Land Value: 136,500 Market: 0 Agricultural: 0 Common: 136,500 PRINTED 07/30/2025 BY SYS