PT OF S1/2 OF SW1/4 OF
IN OR 2436/1257
SEC 8-1S-23E IN OR 105/561

WRIGHT JESSICA E L/E/
1163 CORTEZ ROAD
BRYCEVILLE, FL 32009

2025

08-1S-23-0000-0006-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

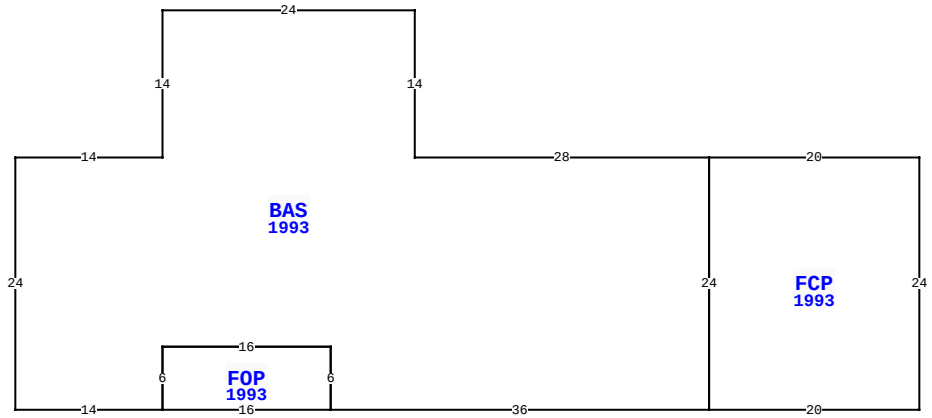
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100	1993	1,824	181,268
FCP	480	25	1993	120	11,925
FOP	96	30	1993	29	2,882
TOTALS	2,400			1,973	196,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,973	123.0684	123.07	242,817	1976	1976	0	0	0	19.25	80.75

1 SINGLE FAM – 100% - 0 Heated Area: 1824 HX Base Yr



1163 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		196,075
TOTAL MARKET OB/XF VALUE		11,225
TOTAL LAND VALUE - MARKET		117,600
TOTAL MARKET VALUE		324,900
SOH/AGL Deduction		218,268
ASSESSED VALUE		106,632
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		50,910
TOTAL JUST VALUE		324,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2436/1257	2/18/2021	LE	U	I	11	100
GRANTOR: WRIGHT JESSICA E						
GRANTEE: WRIGHT WILLIAM A &						
0105/0561	1/01/1970	TA	Q	V		9,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 N14 W24 S14 W14 S24 E14 FOP=[YR=1993] E16 N6 W16S6$ N6 E16 S6 E36 FCP=[YR=1993] E20 N24 W20 S24$ N24$.

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
2	0811	CONCRETE B	0	100	0	0	2,026.00	SF	5.20	5.20	100	1980	1980	3	30	3,161	
3	0940	SHEDS/PORT	0	100	0	0	256.00	SF	30.00	30.00	100	1980	1980	3	20	1,536	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
5	0680	POLE SHED	0	100	16	15	240.00	SF	10.00	10.00	100	1985	1985	3	20	480	
6	0680	POLE SHED	0	100	16	19	304.00	SF	10.00	10.00	100	1987	1987	3	20	608	
7	0752	USP	0	100	16	8	128.00	SF	15.00	15.00	100	1988	1988	3	20	384	
8	0825	BRICK	0	100	0	0	197.00	SF	12.50	12.50	100	1990	1990	3	85	2,093	
11	0810	CONCRETE A	0	100	0	0	235.00	SF	6.50	6.50	100	1995	1995	3	68	1,039	
12	0681	POLE SHED	0	100	16	8	128.00	SF	15.00	15.00	100	1995	1995	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 11,225

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	3.92	AC		1.00	1.00	1.00	30,000.00	30,000.00	117,600							

REVIEW DATE 04/03/2025 BY WWA Total Acres: 3.92 Total Land Value: 117,600 Market: 0 Agricultural: 0 Common: 117,600 PRINTED 07/30/2025 BY SYS