PT OF S1/2 OF SW1/4
IN OR 979/385

SPELL ANNIE CROSS
925 CORTEZ ROAD
BRYCEVILLE, FL 32009

2025

08-1S-23-0000-0006-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

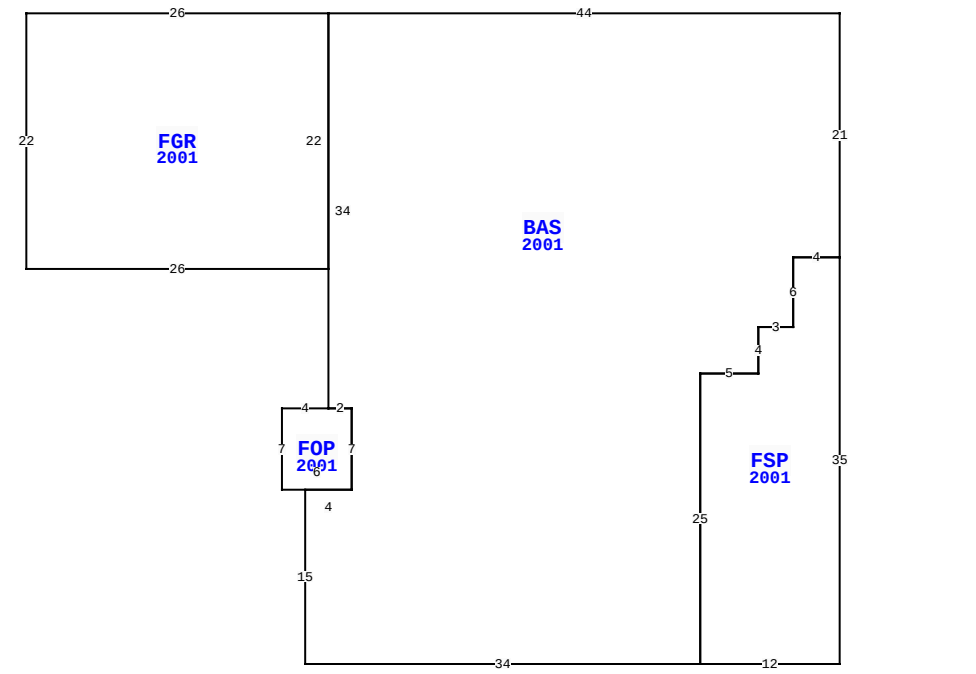
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,128	100	2001	2,128	254,448
FGR	572	55	2001	315	37,665
FOP	42	30	2001	13	1,555
FSP	352	40	2001	141	16,859
TOTALS	3,094			2,597	310,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,597	101.7792	134.35	348,907	2001	2001	0	0	0	11.00	89.00

2 SNGL FAM – 100% - 2002 Heated Area: 2128 HX Base Yr 2002



925 CORTEZ RD, BRYCEVILLE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		310,527
TOTAL MARKET OB/XF VALUE		9,904
TOTAL LAND VALUE - MARKET		42,210
TOTAL MARKET VALUE		362,641
SOH/AGL Deduction		204,181
ASSESSED VALUE		158,460
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		107,738
TOTAL JUST VALUE		362,641
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M014931	H/AC	0	03/01/2001
E017706	NEW CONSTR	0	02/01/2001
P014501	NEW CONSTR	0	02/01/2001
B0107909	NEW CONSTR	139,000	01/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0979/0385	4/04/2001	WD	U	V	07	100
GRANTOR: CROSS JOHN W P/R						
GRANTEE: SPELL ANIIE CROSS						
0893/1084	8/02/1999	WD	Q	V	01	100
GRANTOR: CROSS JOHN M						
GRANTEE: SPELL ANNIE CROSS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W44 FGR=[YR=2001] W26 S22 E26 N22$ S34
FOP=[YR=2001] W4 S7 E6 N7 W2$ E2 S7 W4 S15 E34 FSP=[YR=2001]
E12 N35 W4 S6 W3 S4 W5 S25$ N25 E5 N4 E3 N6 E4 N21$.

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	0812	CONCRETE C	0	100	0	0	1,686.00	SF	4.00	4.00	100	2001	2001	3	79	5,328	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	21.30	21.30	100	2010	2010	3	40	1,636	

LAND DESCRIPTION

TOTAL OB/XF 9,904

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	2.01	AC		1.00	1.00	0.60	35,000.00	21,000.00	42,210							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.01 Total Land Value: 42,210 Market: 0 Agricultural: 0 Common: 42,210 PRINTED 07/30/2025 BY SYS