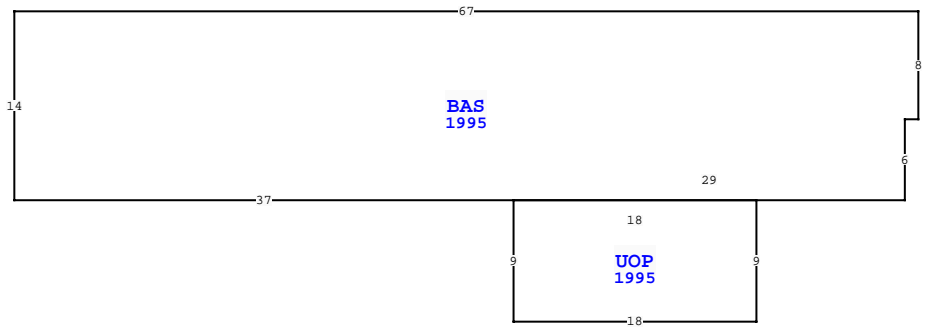




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	01	MINIMUM 100			
Interior Wall	04	PLYWOOD 100			
Interior Floor	14	CARPET 90			
Interior Floor	08	SHT VINYL 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	06	DIST 1D 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	932	100	1995	932	21,831
UOP	162	25	1995	40	937
TOTALS	1,094			972	22,768

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	972	97.6000	78.08	75,894	1985	1985	0	0	70.00	30.00	
1 M/H 93- - 100% - 2023			Heated Area: 932				HX Base Yr 2023					



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			22,768
TOTAL MARKET OB/XF VALUE			15,996
TOTAL LAND VALUE - MARKET			74,250
TOTAL MARKET VALUE			113,014
SOH/AGL Deduction			24,311
ASSESSED VALUE			88,703
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			37,981
TOTAL JUST VALUE			113,014
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			86,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3101	N/A	6,300	11/22/1985

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1281/0479	12/15/2004	QC	Q	I	01	100
GRANTOR: BARNES CHARLES C						
GRANTEE: BARNES PATRICK J						
1281/0477	12/15/2004	QC	Q	V	01	100
GRANTOR: BARNES CHARLES C						
GRANTEE: BARNES PATRICK J						

EXTRA FEATURES															
L N	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	0511	GARAGE CB-	0	100	24	26		40.00	100	1986	1986	3	47	11,731	
2	0812	CONCRETE C	0	100	0	0	SF	4.00	100	1997	1997	3	72	3,358	
3	0351	CARPORT MT	0	100	21	18	SF	10.00	100	2006	2006	3	24	907	

TOTAL OB/XF												
15,996												
1108 CORTEZ RD, BRYCEVILLE												
BLD DATE		LGL DATE		LAND DATE		05/21/2025		MLU				
XF DATE		AG DATE		INC DATE								

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1995] W67 S14 E37 UOP=[YR=1995] S9 E18 N9 W18 \$ E29 N6 E1 N8 \$.

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.65	AC		1.00	1.00	1.00	45,000.00	45,000.00	74,250							