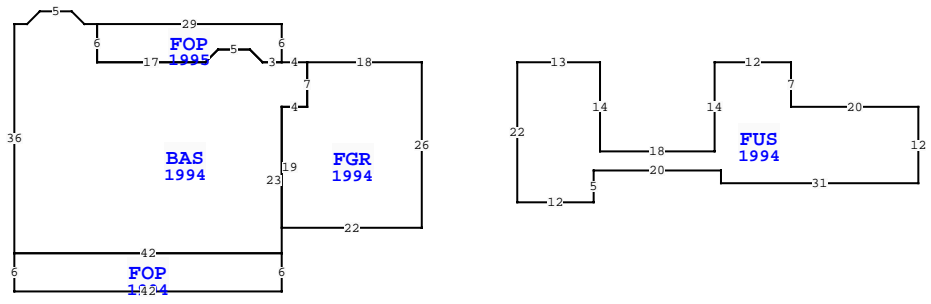


ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	2,618	101.5200	134.01	350,838	1994	1994		0	0	15.00	85.00		
1 SNGL FAM - 100% - 2014 Heated Area: 2195 HX Base Yr 2014														



Quality	01	Quality Level 01			
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	1,394	100	1994	1,394	158,789
FGR	544	55	1994	299	34,059
FOP	252	30	1994	76	8,657
FOP	160	30	1995	48	5,467
FUS	801	100	1994	801	91,241
TOTALS	3,151			2,618	298,212

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	0510	GARAGE WD-	0	100	17	20			340.00	SF	1994	1994	3	20	2,380	
2	0350	CARPORIT WD	0	100	20	24			480.00	SF	1994	1994	3	20	1,248	
3	0810	CONCRETE A	0	100	0	0			499.00	SF	1994	1994	3	66	2,141	
4	0810	CONCRETE A	0	100	0	0			176.00	SF	1980	1980	3	30	343	
5	1242	WD DECK A	0	100	0	0			900.00	SF	2000	2000	3	20	1,800	
6	0500	FP-PRE FAB	0	100	0	0			1.00	UT	1994	1994	3	74	2,590	
7	0812	CONCRETE C	0	100	0	0			1,009.00	SF	2005	2005	3	84	3,390	
8	0300	BOAT DCK W	0	100	0	0			1,266.00	SF	2005	2005	3	36	18,230	
9	0322	BOAT LFT L	0	100	0	0			1.00	UT	2005	2005	3	22	330	
10	0350	CARPORIT WD	0	100	6	17			102.00	SF	2005	2005	3	22	292	

1038 CORTEZ RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			298,212
TOTAL MARKET OB/XF VALUE			33,219
TOTAL LAND VALUE - MARKET			251,625
TOTAL MARKET VALUE			583,056
SOH/AGL Deduction			281,679
ASSESSED VALUE			301,377
TOTAL EXEMPTION VALUE	DV HX HB		60,722
BASE TAXABLE VALUE			240,655
TOTAL JUST VALUE			583,056
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			529,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94753	NEW CONSTR	117,400	02/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1856/1908	5/14/2013	WD Q	Q	I	02	295,000
GRANTOR: MASON STEVEN & RHONDA						
GRANTEE: CARTER SHEILA K & P						
1263/0346	10/01/2004	WD Q	Q	I		273,000
GRANTOR: ROBINSON JAMES A						
GRANTEE: MASON STEVEN & RHON						

BUILDING NOTES													
FGR=[YR=1994] W18 BAS=[YR=1994] W4 FOP=[YR=1995] N6 W29 S6 E17 U2 R2 E5 R2 D2 E3\$ W3 U2 L2 W5 L2 D2 W17 N6 W2 U2 L2 W5 L2 D2 W2 S36 FOP=[YR=1994] S6 E42 N6W42 \$ E42 N23 E4 N7 \$ S7 W4 S19 E22 N26 \$ PTR= E15 FUS=[YR=1994] E13 S14 E18 N14 E12 S7 E20 S12 W31 N2 W20 S5 W12 N22\$ W15\$.													

BUILDING DIMENSIONS													
FGR=[YR=1994] W18 BAS=[YR=1994] W4 FOP=[YR=1995] N6 W29 S6 E17 U2 R2 E5 R2 D2 E3\$ W3 U2 L2 W5 L2 D2 W17 N6 W2 U2 L2 W5 L2 D2 W2 S36 FOP=[YR=1994] S6 E42 N6W42 \$ E42 N23 E4 N7 \$ S7 W4 S19 E22 N26 \$ PTR= E15 FUS=[YR=1994] E13 S14 E18 N14 E12 S7 E20 S12 W31 N2 W20 S5 W12 N22\$ W15\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	3.05	AC		1.00	1.00	2.75	30,000.00	82,500.00	251,625							

