PT OF S1/2 OF SW1/4 OF
SEC 8-1S-23E IN OR 1412/5 &
OR 2124/1203

WRIGHT DAWN A L/E/
1157 CORTEZ RD
BRYCEVILLE, FL 32009

2025

08-1S-23-0000-0006-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

CORTEZ RD, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,716
TOTAL LAND VALUE - MARKET	161,655
TOTAL MARKET VALUE	171,371
SOH/AGL Deduction	56,843
ASSESSED VALUE	114,528
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,528
TOTAL JUST VALUE	171,371
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2782/1779	4/17/2025	LE	U	I	11	100
GRANTOR: WRIGHT DAWN A						
GRANTEE: WRIGHT DAWN A L/E E						
2124/1203	6/03/2017	SW	U	V	11	100
GRANTOR: WRIGHT JESSICA E						
GRANTEE: WRIGHT WILLIAM A &						

BUILDING NOTES

BUILDING DIMENSIONS

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	0201	BARN WD 10	0	0	66	36	2,376.00	SF	17.00	17.00	100	1985	1985	3	20	8,078	
2	0810	CONCRETE A	0	0	26	17	442.00	SF	6.50	6.50	100	1990	1990	3	57	1,638	

LAND DESCRIPTION

TOTAL OB/XF 9,716

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	0		OR	0.00	0.00	8.29	AC		1.00	1.00	1.00	19,500.00	19,500.00	161,655							

REVIEW DATE 04/03/2025 BY WWA Total Acres: 8.29 Total Land Value: 161,655 Market: 0 Agricultural: 0 Common: 161,655 PRINTED 07/30/2025 BY SYS