



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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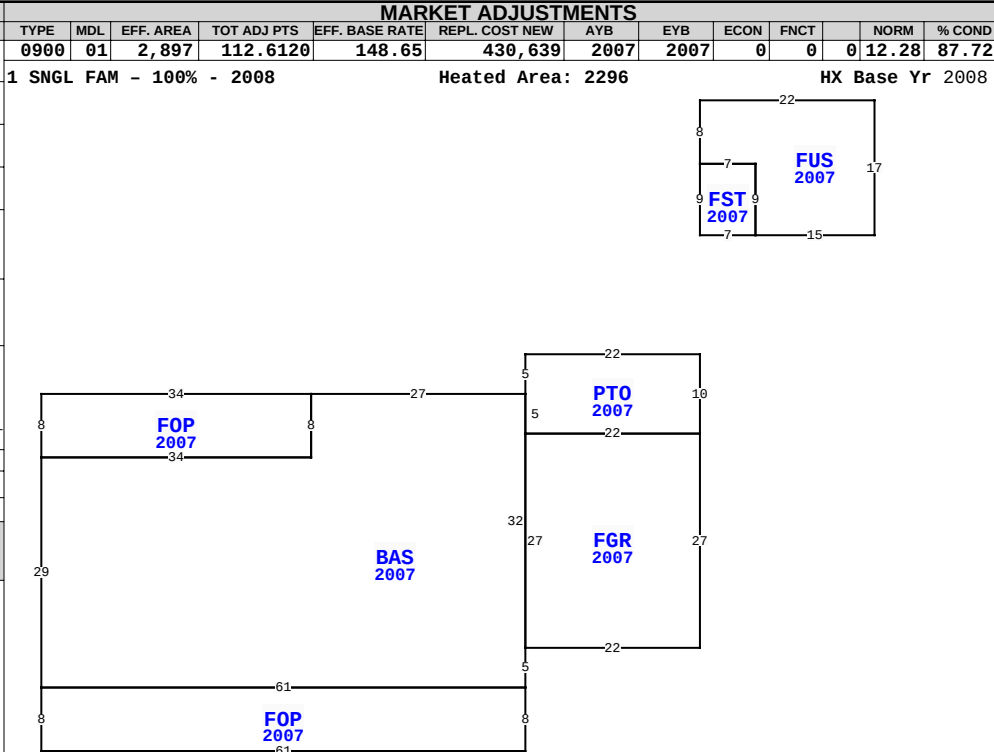
NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,985	100	2007	1,985	258,835
FGR	594	55	2007	327	42,640
FOP	272	30	2007	82	10,692
FOP	488	30	2007	146	19,038
FST	63	55	2007	35	4,564
FUS	311	100	2007	311	40,553
PTO	220	5	2007	11	1,434

TOTALS	3,933			2,897	377,757
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	40	12	442.00	SF	6.50	6.50	100	1970
2	0812	CONCRETE C	0 100	0	0	1,036.00	SF	4.00	4.00	100	2007
3	0300	BOAT DCK W	0 100	0	0	128.00	SF	40.00	40.00	100	2007

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0007	OR	0.00	0.00	2.79	AC	



1157 CORTEZ RD, BRYCEVILLE	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
6,433											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		377,757	
TOTAL MARKET OB/XF VALUE		6,433	
TOTAL LAND VALUE - MARKET		73,238	
TOTAL MARKET VALUE		457,428	
SOH/AGL Deduction		261,408	
ASSESSED VALUE		196,020	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		145,298	
TOTAL JUST VALUE		457,428	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		357,317	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12432	MECH OTHER	0	01/01/2007
E18456	ELEC OTHER	4,600	12/01/2006
B18846	NEW CONSTR	350,000	11/01/2006
P11728	OTHER	0	11/01/2006
R09909	REPAIR/RRF	8,500	11/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2775/1256	3/13/2025	LE	U	I	11
GRANTOR: WRIGHT DAWN A					
GRANTEE: REED KIMBERLY N					
1450/1227	10/09/2006	WD	Q	V	01
GRANTOR: WRIGHT WILLIAM A & DA					
GRANTEE: WRIGHT WILLIAM A &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2007] W22 S5 BAS=[YR=2007] W27 FOP=[YR=2007] W34 S8 E34 N8\$ S8 W34 S29 FOP=[YR=2007] S8 E61 N8 W61\$ E61 N5 FGR=[YR=2007] E22 N27 W22 S27\$ N32\$ S5 E22 N10\$ PTR=N15 FST=[YR=2007] N9 FUS=[YR=2007] N8 E22 S17 W15 N9 W7\$ E7 S9 W7\$ S15\$.											