



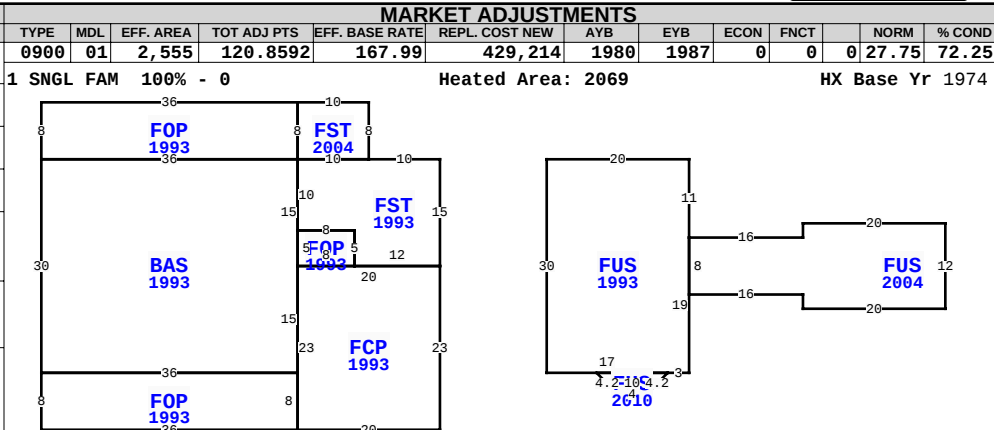
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	11	CLAY TILE 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
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	1,080	100	1993	1,080	131,082
FCP	460	25	1993	115	13,958
FOP	40	30	1993	12	1,457
FOP	288	30	1993	86	10,438
FOP	288	30	1993	86	10,438
FST	260	55	1993	143	17,357
FST	80	55	2004	44	5,341
FUS	600	100	1993	600	72,824
FUS	368	100	2004	368	44,665
FUS	21	100	2010	21	2,549
TOTALS	3,485			2,555	310,107

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
2	0204	BARN MTL 1	0	100	48	48	2,304.00	SF	16.00	16.00	100
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
4	0510	GARAGE WD-	0	100	75	32	2,400.00	SF	35.00	35.00	100
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100
11	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100
12	0681	POLE SHED	0	100	36	12	432.00	SF	15.00	15.00	100
13	0681	POLE SHED	0	100	50	40	2,000.00	SF	15.00	15.00	100

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.70	AC	
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	20.00	AC	
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	20.00	AC	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
INC DATE		AG DATE	11/18/2024
1384 CORTEZ RD, BRYCEVILLE			
MLU KBA			

TOTAL OB/XF											
95,657											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		310,107	
TOTAL MARKET OB/XF VALUE		95,657	
TOTAL LAND VALUE - MARKET		282,100	
TOTAL MARKET VALUE		435,264	
SOH/AGL Deduction		178,795	
ASSESSED VALUE		256,469	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		205,058	
TOTAL JUST VALUE		687,864	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		743,029	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514585	REPAIR/RRF	0	08/31/2015
R12093	REPAIR/RRF	3,000	09/01/2009
B22566	REMODEL	136,515	06/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0683/1533	6/29/1993	WD	Q	I	01	100	
GRANTOR: HALL LINDA & ARTHUR							
GRANTEE: HALL LINDA TRUSTEE							
0683/1529	6/29/1993	WD	Q	I	01	100	
GRANTOR: HALL ARTHUR JR & L M							
GRANTEE: HALL ARTHUR JR TRTE							

BUILDING NOTES											
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BUILDING DIMENSIONS

FST=[YR=1993] W10FST=[YR=2004] N8 W10 S8 E10 \$ W10
FOP=[YR=1993] N8 W36 S8 BAS=[YR=1993] S30 FOP=[YR=1993] S8
E36 FCP=[YR=1993] E20 N23 W20 S23 \$ N8 W36 \$ E36 N15
FOP=[YR=1993] E8 N5 W8 S5\$ N15 W36 \$ E36 \$ S10 E8 S5 E12 N15
\$ PTR= E15 FUS=[YR=1993] E20 S11 FUS=[YR=2004] E16 N2 E20
S12 W20 N2 W16 N8 \$ S19 W3 FUS=[YR=2010] D3 L3 W4 U3 L3
E10\$ W17 N30 \$ W15 \$.