PT OF N1/2 OF SW1/4
PT OR 683/1529 & 1533

**HALL ARTHUR JR LIVING TRUST/HALL ARTHUR JR TRUSTEE**
1384 CORTEZ ROAD
BRYCEVILLE, FL 32009

**2026**

**08-1S-23-0000-0005-0020**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| 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 |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

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

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 12,000 |
| TOTAL LAND VALUE - MARKET | 260,000 |
| TOTAL MARKET VALUE | 32,505 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 32,505 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 32,505 |
| TOTAL JUST VALUE | 272,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 333,264 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B007710 | SWIM POOL | 15,000 | 11/01/2000 |
| 7691 | CHNGE SRVC | 0 | 09/10/1991 |
| 7371 | MH MOVE-ON | 10,000 | 07/03/1988 |

### 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 | | | | | | |

1200 CORTEZ RD, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| INC DATE | | AG DATE | 11/18/2024 KBA |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0937 | WELL | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 1990 | 1990 | 3 | 100 | 6,000 | |
| 3 | 0936 | SEPTC TANK | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 1990 | 1990 | 3 | 100 | 6,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 12,000

| 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 | 005000 | C | AGRICULTURAL | 0 | 0005 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 13,000 | | | | | | | |
| 2 | 005600 | A | TIMBER 3 N S | 0 | | OR | 0.00 | 0.00 | 19.00 | AC | | 1.00 | 1.00 | 1.00 | 395.00 | 395.00 | 7,505 | | | | | | | |
| 3 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 19.00 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 247,000 | | | | | | | |

REVIEW DATE 02/14/2024 BY KBA Total Acres: 20.00 Total Land Value: 20,505 Market: 247,000 Agricultural: 7,505 Common: 13,000 PRINTED 07/09/2026 BY SYS