PT OF N1/2 OF SW1/4
PT OF OR 424 PG 338

THOMPSON NICHOLAS SR & DEBORAH
1160 CORTEZ RD
BRYCEVILLE, FL 32009

2026

08-1S-23-0000-0005-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

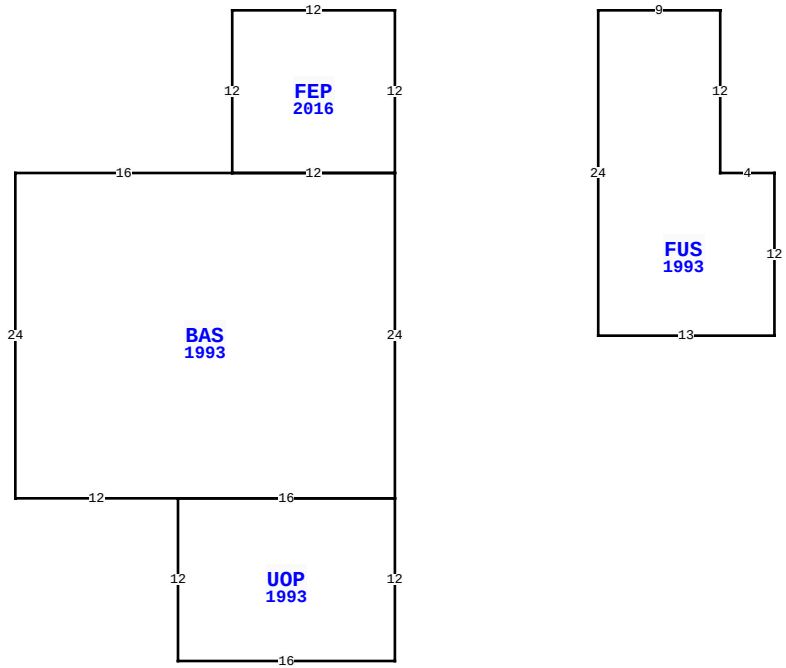
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	06	CUST PANEL 60
Interior Wall	05	DRYWALL 40
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	672	100	1993	672	67,052
FEP	144	80	2016	115	11,474
FUS	264	100	1993	264	26,342
UOP	192	20	1993	38	3,791
TOTALS	1,272			1,089	108,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,089	116.6000	122.43	133,326	1988	1988	0	0	0	18.50	81.50

1 SINGLE FAM 100% - 0 Heated Area: 936 HX Base Yr 1990



1160 CORTEZ RD, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		207,383
TOTAL MARKET OB/XF VALUE		4,896
TOTAL LAND VALUE - MARKET		281,840
TOTAL MARKET VALUE		230,261
SOH/AGL Deduction		22,582
ASSESSED VALUE		207,679
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		156,268
TOTAL JUST VALUE		494,119
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		548,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11252	MECH OTHER	0	03/01/2006
E0515225	ELEC OTHER	1,000	06/01/2005
B14691	NEW CONSTR	82,896	03/01/2005
R07303	REPAIR/RRF	2,000	03/01/2005
3855	H/AC	2,900	07/21/1991
4858	NEW CONSTR	2,000	03/07/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0424/0338	6/19/1984	MS	U	V		44,700

GRANTOR: DICKINSON EUGENE T JR
GRANTEE: THOMPSON NICHOLAS R

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2016] W12 S12 BAS=[YR=1993] W16 S24 E12 UOP=[YR=1993] S12 E16 N12 W16 $ E16 N24 W12 $ E12 N12 $ PTR= E 15
FUS=[YR=1993] E9 S12 E4 S12 W13 N24 $ W15$.

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	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2017	2017	3	70	4,032	
2	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2015	2015	3	60	864	

LAND DESCRIPTION

TOTAL OB/XF 4,896

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	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	005601	A	TIMBER 3 P S	0		OR	0.00	0.00	9.40	AC		1.00	1.00	1.00	330.00	330.00	3,102							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	9.40	AC		1.00	1.00	1.00	200.00	200.00	1,880							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	18.80	AC		1.00	1.00	1.10	13,000.00	14,300.00	268,840							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 19.80 Total Land Value: 17,982 Market: 268,840 Agricultural: 4,982 Common: 13,000 PRINTED 07/09/2026 BY SYS

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BRYCEVILLE, FL 32009

2026

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

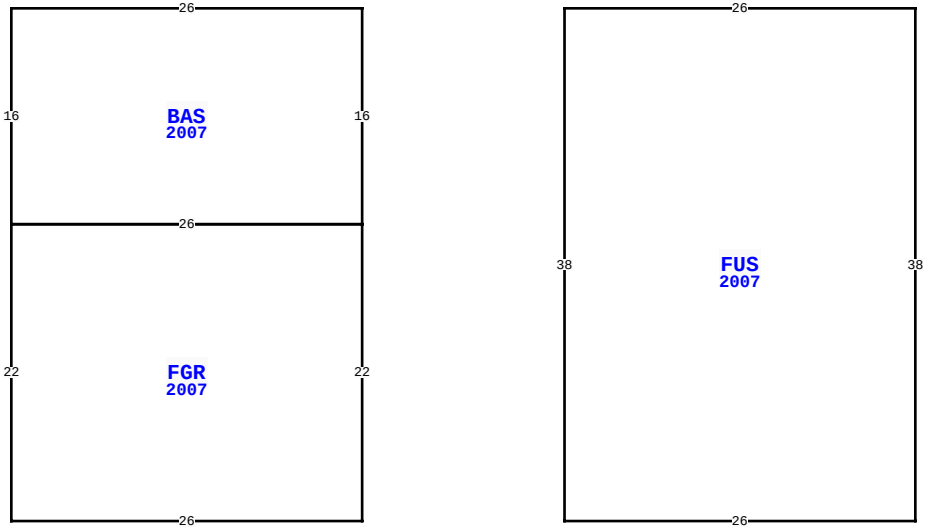
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	416	100	2007	416	23,891
FGR	572	55	2007	315	18,091
FUS	988	100	2007	988	56,741
TOTALS	1,976			1,719	98,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,719	112.7000	63.11	108,486	2007	2007	0	0	0	9.00	91.00

2 ACCESORY U 100% - 0 Heated Area: 1404 HX Base Yr 1990



1160 CORTEZ RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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TOTAL JUST VALUE		494,119
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		548,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4043	NEW CONSTR	32,000	04/24/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0424/0338	6/19/1984	MS	U	V		44,700

GRANTOR: DICKINSON EUGENE T JR
GRANTEE: THOMPSON NICHOLAS R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W26 S16 FGR=[YR=2007] S22 E26 N22 W26 $ E26 N16 $ PTR= E15 FUS=[YR=2007] E26 S38 W26 N38 $ W15 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/14/2024 BY KBA Total Acres: 19.80 Total Land Value: 17,982 Market: 268,840 Agricultural: 4,982 Common: 13,000 PRINTED 07/09/2026 BY SYS