PT OF S1/2 OF SW1/4
IN OR 105 PG 424
(EX PAR 6-26)

WALLER LOIS E
P O BOX 208
BRYCEVILLE, FL 32009

2026

08-1S-23-0000-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

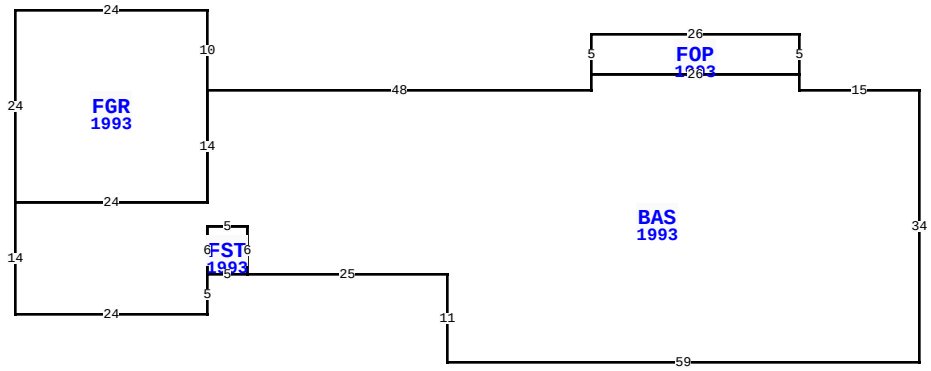
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	3,054	100	1993	3,054	279,486
FGR	576	55	1993	317	29,010
FOP	130	30	1993	39	3,569
FST	30	55	1993	16	1,464
TOTALS	3,790			3,426	313,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,426	90.7488	126.14	432,156	1986	1986	0	0	0	27.45	72.55

1 SNGL FAM 100% - 0 Heated Area: 3054 HX Base Yr 1973



1501 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		334,412
TOTAL MARKET OB/XF VALUE		14,424
TOTAL LAND VALUE - MARKET		208,000
TOTAL MARKET VALUE		367,711
SOH/AGL Deduction		158,006
ASSESSED VALUE		209,705
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		153,294
TOTAL JUST VALUE		556,836
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		615,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530539	ADDITION	23,664	06/30/2015
C135503	CO ISSUED	0	10/24/2013
MH135503	MH MOVE-ON	0	09/01/2013
M1318765	H/AC	0	09/01/2013
B24617	DEMOLITION	2,800	04/01/2011
B22319	OTHER	6,443	03/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0105/0424	1/01/1970	WD	Q	V		12,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 N2 FOP=[YR=1993] N5 W26 S5 E26$ W26 S2 W48
FGR=[YR=1993] N10 W24 S24 E24 N14$ S14 W24 S14 E24 N5
FST=[YR=1993] E5 N6 W5 S6$ N6 E5 S6 E25 S11 E59 N34 $.

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	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1972	1972	3	20	600	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	56	1,120	
4	0510	GARAGE WD-	0	100	41	30	1,230.00	SF	35.00	35.00	100	2001	2001	3	27	11,624	
5	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00	10.00	100	2001	2001	3	20	1,080	

LAND DESCRIPTION

TOTAL OB/XF 14,424

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	370.00	370.00	740							
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	13.00	AC		1.00	1.00	1.00	395.00	395.00	5,135							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	195,000							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 16.00 Total Land Value: 18,875 Market: 195,000 Agricultural: 5,875 Common: 13,000 PRINTED 07/09/2026 BY SYS

PT OF S1/2 OF SW1/4
IN OR 105 PG 424
(EX PAR 6-26)

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BRYCEVILLE, FL 32009

2026

08-1S-23-0000-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

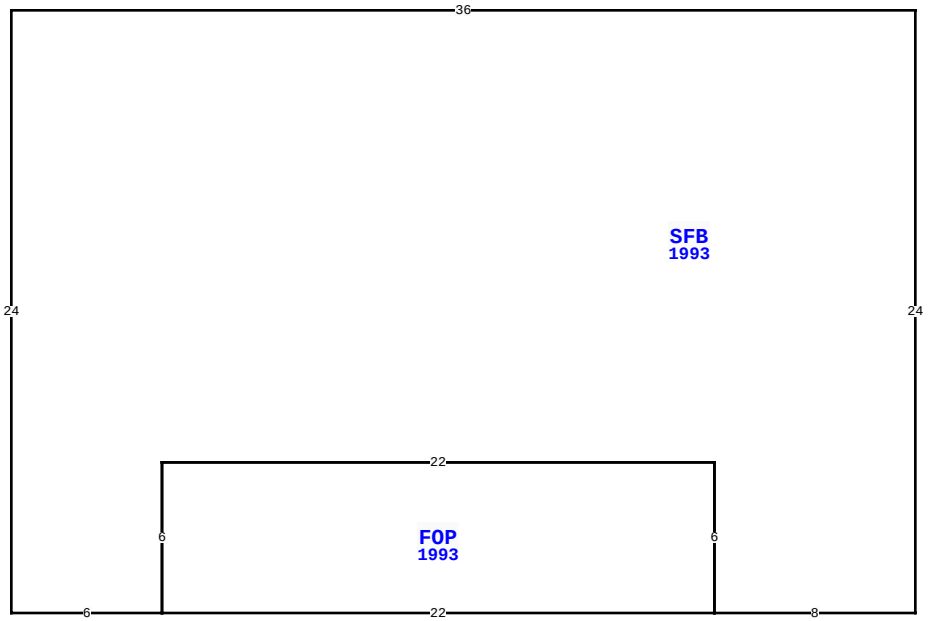
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FOP	132	30	1993	40	1,334
SFB	732	80	1993	586	19,549
TOTALS	864			626	20,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	626	92.0000	51.52	32,252	1978	1978	0	0	0	35.25	64.75

2 ACCESORY U 100% - 0 Heated Area: 586 HX Base Yr 1973



1501 CORTEZ RD, BRYCEVILLE

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XF DATE		LAND DATE	05/12/2026 MLU
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TOTAL JUST VALUE		556,836
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		615,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B00	GARAGE	30,000	06/01/2000
6759	MH MOVE-ON	5,760	09/27/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0105/0424	1/01/1970	WD	Q	V		12,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1993] W36 S24 E6 FOP=[YR=1993] E22 N6 W22S6$ N6 E22 S6 E8 N24$.

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: 16.00 Total Land Value: 18,875 Market: 195,000 Agricultural: 5,875 Common: 13,000 PRINTED 07/09/2026 BY SYS