

TOMBERLIN KATHY L
1191 CORTEZ ROAD
BRYCEVILLE, FL 32009

08-1S-23-0000-0006-0020

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 100
03 GABLE/HIP 100
01 MINIMUM 100
04 PLYWOOD 50
05 DRYWALL 50
08 SHT VINYL 50
14 CARPET 50
01 NONE 100
02 CONVECTION 100
4 100
2 100
02 WOOD FRAME 100
2. 100
0 100
06 DIST 1D 100
00 NONE 100
03 Quality Level 03
0100 SINGLE FAMILY
MAP NUMMKT AREA09
NEIGHBORHOOD/LOC9001.00
AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE
BAS1,21810019931,21896,451
DCK300102004302,376
FUS420100199342033,259
UOP132201993262,059
UOP210201993423,326
TOTALS2,2801,736137,471

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND
0100011,73697.0000101.85176,8121900196500022.2577.75

Heated Area: 1638HX Base Yr 2010

DCK2004

FUS1993

BAS1993

UOP1993

NASSAU COUNTY PROPERTY

PAGE 1 of 1

6

VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 6Tax Dist:
BUILDING MARKET VALUE137,471
TOTAL MARKET OB/XF VALUE12,920
TOTAL LAND VALUE - MARKET127,400
TOTAL MARKET VALUE277,791
SOH/AGL Deduction148,661
ASSESSED VALUE129,130
TOTAL EXEMPTION VALUEHX HB51,411
BASE TAXABLE VALUE77,719
TOTAL JUST VALUE277,791
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE280,780

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / I / V / I / RSN CD SALE PRICE
2423/149812/30/2020QC U I 11100
GRANTOR: TOMBERLIN KATHY L F/K
GRANTEE: TOMBERLIN KATHY L
1614/13063/16/2009WD Q I 01195,000
GRANTOR: BUCKELS MARGARET
GRANTEE: PEELE JIMMY E JR &

BUILDING NOTES

BUILDING DIMENSIONS
DCK=[YR=2004] W30 S10 UOP=[YR=1993] S22 BAS=[YR=1993] S23
UOP=[YR=1993] S7 E30 N7 W30 \$ E30 N45 W24 S22 W6 \$ E6 N22 W6
\$ E30 N10 \$ PTR= E15 FUS=[YR=1993] E30 S14 W30 N14 \$ W15 \$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES
1 0200BARN WD 0-0 10048 341,632.00SF20.0020.00100197119713206,528
2 0500FP-PRE FAB0 1000 01.00UT3,500.003,500.0010019711971330.41,064
3 0681POLE SHED0 10072 8576.00SF15.0015.00100199519953201,728
4 0681POLE SHED0 10048 8384.00SF15.0015.00100199519953201,152
5 0681POLE SHED0 10034 24816.00SF15.0015.00100199519953202,448

LAND DESCRIPTION

TOTAL OB/XF12,920

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV
1 000100CRES1000005OR0.000.004.55AC1.001.001.0028,000.0028,000.00127,400

REVIEW DATE01/01/2023BYCDTotal Acres: 4.55Total Land Value: 127,400Market: 0Agricultural: 0Common: 127,400PRINTED 07/09/2026 BY SYS