

PT OF S1/2 OF SW1/4 OF
IN OR 2436/1257
SEC 8-1S-23E IN OR 105/561

WRIGHT JESSICA E L/E/
1163 CORTEZ ROAD
BRYCEVILLE, FL 32009

2026

08-1S-23-0000-0006-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 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		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04

DOR CODE 0100 SINGLE FAMILY

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	1,824	100	1993	1,824	189,736
FCP	480	25	1993	120	12,482
FOP	96	30	1993	29	3,016

TOTALS 2,400 1,973 205,236

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
2	0940	SHEDS/PORT	0 100	0	0	256.00	SF	30.00	30.00	100	1980	1980	3	20	1,536	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
4	0680	POLE SHED	0 100	16	15	240.00	SF	10.00	10.00	100	1985	1985	3	20	480	
5	0680	POLE SHED	0 100	16	19	304.00	SF	10.00	10.00	100	1987	1987	3	20	608	
6	0752	USP	0 100	16	8	128.00	SF	15.00	15.00	100	1988	1988	3	20	384	
9	0681	POLE SHED	0 100	16	8	128.00	SF	15.00	15.00	100	1995	1995	3	20	384	

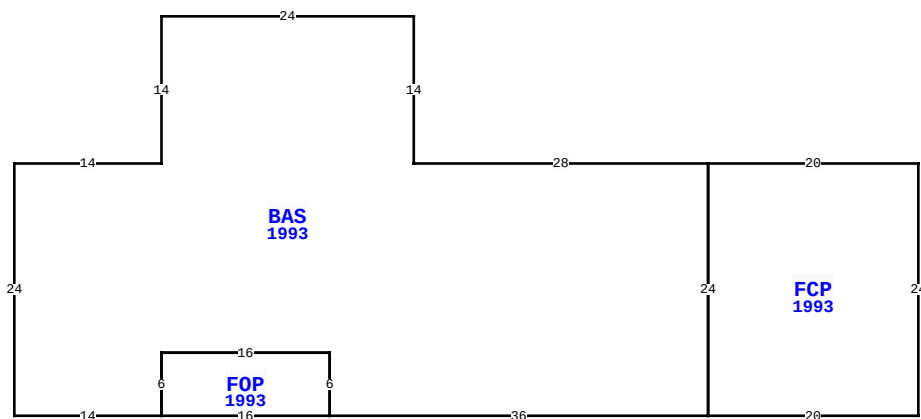
LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0005	OR	0.00	0.00	3.92	AC		1.00	1.00	1.00	28,000.00	28,000.00	109,760							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.92 Total Land Value: 109,760 Market: 0 Agricultural: 0 Common: 109,760 PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0100 01 1,973 123.0684 129.22 254,951 1976 1976 0 0 0 19.50 80.50
1 SINGLE FAM 100% - 0 Heated Area: 1824 HX Base Yr



NASSAU COUNTY PROPERTY PAGE 1 of 1 6

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		205,236
TOTAL MARKET OB/XF VALUE		4,862
TOTAL LAND VALUE - MARKET		109,760
TOTAL MARKET VALUE		319,858
SOH/AGL Deduction		210,347
ASSESSED VALUE		109,511
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		53,100
TOTAL JUST VALUE		319,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2839/326	12/09/2025	LE U	I	I	11	100	
GRANTOR: WRIGHT JESSICA E							
GRANTEE: WRIGHT DAWN A							
2834/575	12/09/2025	LE U	I	I	11	100	
GRANTOR: WRIGHT JESSICA E							
GRANTEE: WRIGHT DAWN A							

05/12/2026 MLU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 N14 W24 S14 W14 S24 E14 FOP=[YR=1993] E16 N6 W16S6\$ N6 E16 S6 E36 FCP=[YR=1993] E20 N24 W20 S24\$ N24\$.