

PT OF S1/2 OF SW1/4
IN OR 1856/1908
PARCELS 6-11 & 6-16 SEC 8 &

MILLAN SHEILA K CARTER/MILLAN PAUL J
1038 CORTEZ ROAD
BRYCEVILLE, FL 32009

2026

08-1S-23-0000-0006-0110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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	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	1,394	100	1994	1,394	166,217
FGR	544	55	1994	299	35,652
FOP	252	30	1994	76	9,062
FOP	160	30	1995	48	5,723
FUS	801	100	1994	801	95,510

TOTALS	3,151			2,618	312,165
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0510	GARAGE WD-	0	100	17	20	340.00	SF	35.00	35.00
2	0350	CARPORT WD	0	100	20	24	480.00	SF	13.00	13.00
5	1242	WD DECK A	0	100	0	0	900.00	SF	10.00	10.00
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
8	0300	BOAT DCK W	0	100	0	0	1,266.00	SF	40.00	40.00
9	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00
10	0350	CARPORT WD	0	100	6	17	102.00	SF	13.00	13.00
11	0754	FOP	0	100	12	12	144.00	SF	15.00	15.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	RES	100	0005	OR	0.00	0.00	3.05	AC

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,618	101.5200	141.11	369,426	1994	1994	0	0	0 15.50	84.50
1 SNGL FAM 100% - 2014 Heated Area: 2195 HX Base Yr 2014											

1038 CORTEZ RD, BRYCEVILLE	BLD DATE	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0510	GARAGE WD-	0	100	17	20	340.00	SF	35.00	35.00	100	1994	1994	3	20	2,380	
2	0350	CARPORT WD	0	100	20	24	480.00	SF	13.00	13.00	100	1994	1994	3	20	1,248	
5	1242	WD DECK A	0	100	0	0	900.00	SF	10.00	10.00	100	2000	2000	3	20	1,800	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	
8	0300	BOAT DCK W	0	100	0	0	1,266.00	SF	40.00	40.00	100	2005	2005	3	32	16,205	
9	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2005	2005	3	21	315	
10	0350	CARPORT WD	0	100	6	17	102.00	SF	13.00	13.00	100	2005	2005	3	21	278	
11	0754	FOP	0	100	12	12	144.00	SF	15.00	15.00	100	2005	2005	3	21	454	

TOTAL OB/XF										
25,200										

Total Acres: 3.05	Total Land Value: 234,850	Market: 0	Agricultural: 0	Common: 234,850
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		312,165	
TOTAL MARKET OB/XF VALUE		25,200	
TOTAL LAND VALUE - MARKET		234,850	
TOTAL MARKET VALUE		572,215	
SOH/AGL Deduction		262,701	
ASSESSED VALUE		309,514	
TOTAL EXEMPTION VALUE		61,411	
BASE TAXABLE VALUE		248,103	
TOTAL JUST VALUE		572,215	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		583,056	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94753	NEW CONSTR	117,400	02/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1856/1908	5/14/2013	WD Q	Q	I	02
GRANTOR: MASON STEVEN & RHONDA					
GRANTEE: CARTER SHEILA K & P					
1263/0346	10/01/2004	WD Q	Q	I	
GRANTOR: ROBINSON JAMES A					
GRANTEE: MASON STEVEN & RHON					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1994] W18 BAS=[YR=1994] W4 FOP=[YR=1995] N6 W29 S6 E17 U2 R2 E5 R2 D2 E3\$ W3 U2 L2 W5 L2 D2 W17 N6 W2 U2 L2 W5 L2 D2 W2 S36 FOP=[YR=1994] S6 E42 N6W42 \$ E42 N23 E4 N7 \$ S7 W4 S19 E22 N26 \$ PTR= E15 FUS=[YR=1994] E13 S14 E18 N14 E12 S7 E20 S12 W31 N2 W20 S5 W12 N22\$ W15\$.									