PT OF S1/2 OF SW1/4
IN OR 2775/1256

WRIGHT DAWN A L/E/
1157 CORTEZ RD
BRYCEVILLE, FL 32009

2026

08-1S-23-0000-0006-0200

BUILDING CHARACTERISTICS

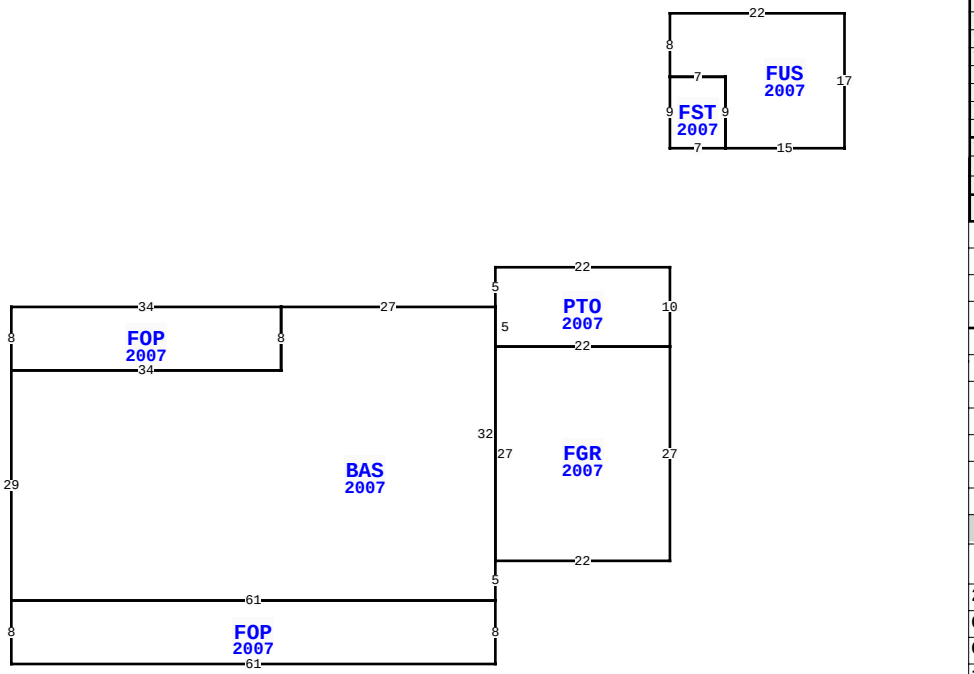
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,985	100	2007	1,985	270,319
FGR	594	55	2007	327	44,531
FOP	272	30	2007	82	11,166
FOP	488	30	2007	146	19,882
FST	63	55	2007	35	4,767
FUS	311	100	2007	311	42,352
PTO	220	5	2007	11	1,498
TOTALS	3,933			2,897	394,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,897	112.6120	156.53	453,467	2007	2007	0	0	0	13.00	87.00

1 SNGL FAM 100% - 2008 Heated Area: 2296 HX Base Yr 2008



1157 CORTEZ RD, BRYCEVILLE

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		394,516
TOTAL MARKET OB/XF VALUE		2,048
TOTAL LAND VALUE - MARKET		71,145
TOTAL MARKET VALUE		467,709
SOH/AGL Deduction		266,396
ASSESSED VALUE		201,313
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		144,902
TOTAL JUST VALUE		467,709
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12432	MECH OTHER	0	01/01/2007
E18456	ELEC OTHER	4,600	12/01/2006
B18846	NEW CONSTR	350,000	11/01/2006
P11728	OTHER	0	11/01/2006
R09909	REPAIR/RRF	8,500	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2775/1256	3/13/2025	LE	U	I	11	100
GRANTOR: WRIGHT DAWN A						
GRANTEE: REED KIMBERLY N						
1450/1227	10/09/2006	WD	Q	V	01	100
GRANTOR: WRIGHT WILLIAM A & DA						
GRANTEE: WRIGHT WILLIAM A &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] W22 S5 BAS=[YR=2007] W27 FOP=[YR=2007] W34 S8 E34 N8$ S8 W34 S29 FOP=[YR=2007] S8 E61 N8 W61$ E61 N5 FGR=[YR=2007] E22 N27 W22 S27$ N32$ S5 E22 N10$ PTR=N15 FST=[YR=2007] N9 FUS=[YR=2007] N8 E22 S17 W15 N9 W7$ E7 S9 W7$ S15$.

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
3	0300	BOAT DCK W	0	100	0	0	128.00	SF	40.00	40.00	100	2007	2007	3	40	2,048	

LAND DESCRIPTION

TOTAL OB/XF 2,048

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	000100	C	RES	100	0007	OR	0.00	0.00	2.79	AC		1.00	1.00	0.75	34,000.00	25,500.00	71,145							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.79 Total Land Value: 71,145 Market: 0 Agricultural: 0 Common: 71,145 PRINTED 07/09/2026 BY SYS