PT LOT 30
IN OR 2605/280
DEEP CREEK PLANTATION

BENDER LIVING TRUST/BENDER WILLIAM C TRUSTEE
14074 DUNROVEN DR
BRYCEVILLE, FL 32009

2023

23-1N-23-034D-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

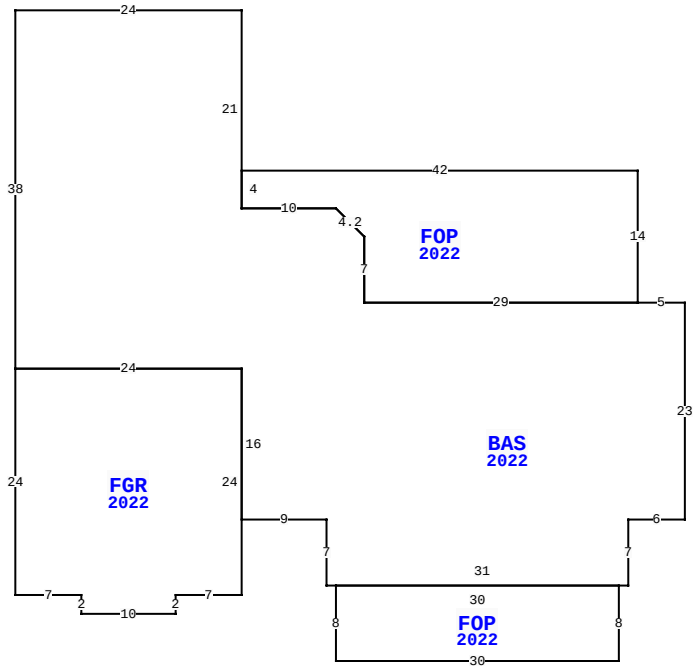
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,343	100	2,343	273,311
FGR	596	55	328	38,261
FOP	240	30	72	8,399
FOP	463	30	139	16,214
TOTALS	3,642		2,882	336,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,882	98.2300	116.65	336,185	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2343 HX Base Yr 2023



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/31/2023 MLU
INC DATE		AG DATE	

14074 DUNROVEN DR, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		336,185
TOTAL MARKET OB/XF VALUE		15,853
TOTAL LAND VALUE - MARKET		113,280
TOTAL MARKET VALUE		465,318
SOH/AGL Deduction		21,664
ASSESSED VALUE		443,654
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		388,654
TOTAL JUST VALUE		465,318
NCON VALUE		352,038
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		67,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013693	CO ISSUED	0	09/08/2022
21013359	NEW CONSTR	405,336	09/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2605/0280	11/15/2022	QC	U	I	11	100
GRANTOR: BENDER WILLIAM C JR &						
GRANTEE: BENDER LIVING TRUST						
2460/0835	5/10/2021	QC	U	V	11	100
GRANTOR: BENDER LIVING TRUST						
GRANTEE: BENDER WILLIAM C JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W5 FOP=[YR=2022] N14 W42 S4 E10 R3 D3 S7 E29$ W29 N7 U3 L3 W10 N21 W24 S38 FGR=[YR=2022] S24 E7 S2 E10 N2 E7 N24 W24$ E24 S16 E9 S7 E1 FOP=[YR=2022] S8 E30 N8 W30$ E31 N7 E6 N23$.

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
1	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	2022	2022	3	100	8,640	
2	0811	CONCRETE B	0	100	0	0	714.00	SF	5.20	5.20	100	2022	2022	3	100	3,713	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2022	3	100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 15,853

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	SFR	100	0006	OR	0.00	0.00	4.03	AC		1.00	1.00	1.00	16,000.00	16,000.00	64,480							
2	009605	C	WETLANDS	0	0006	OR	0.00	0.00	4.88	AC		1.00	1.00	1.00	10,000.00	10,000.00	48,800							

REVIEW DATE 10/19/2022 BY WW Total Acres: 8.91 Total Land Value: 113,280 Market: 0 Agricultural: 0 Common: 113,280 PRINTED 08/02/2023 BY SYS