PT LOTS 37,87 & 88
IN OR 2478/1143
DEEP CREEK PLANTATION

LEDFORD JULIUS P JR & CLAIRE F/
14032 DUNROVEN DR
BRYCEVILLE, FL 32009

2023

23-1N-23-034D-0037-0000

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		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

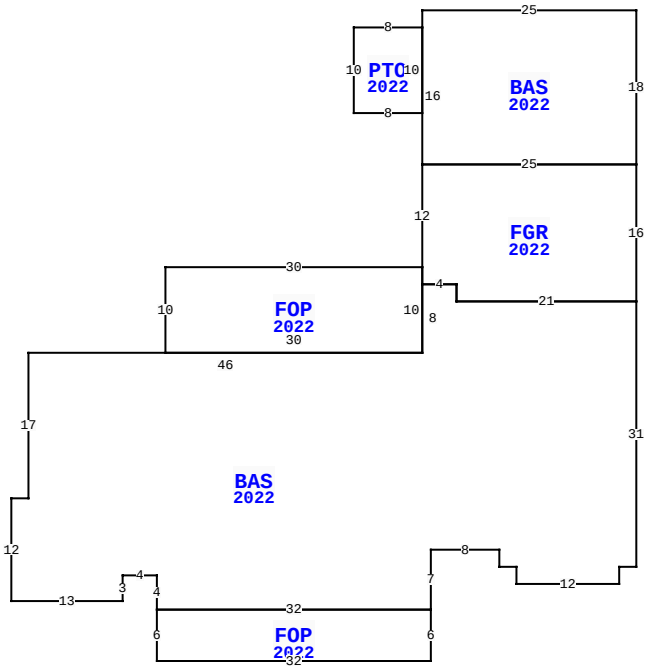
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	450	100	450	53,447
BAS	2,173	100	2,173	258,087
FGR	392	55	216	25,654
FOP	192	30	58	6,889
FOP	300	30	90	10,689
PTO	80	5	4	475
TOTALS	3,587		2,991	355,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,991	100.0160	118.77	355,241	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2623 HX Base Yr 2023



14032 DUNROVEN DR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		355,241
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		145,580
TOTAL MARKET VALUE		502,821
SOH/AGL Deduction		0
ASSESSED VALUE		502,821
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		452,821
TOTAL JUST VALUE		502,821
NCON VALUE		357,241
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016793	CO ISSUED	0	11/09/2022
21013086	NEW CONSTR	368,770	09/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2478/1143	6/28/2021	QC	U	V	11	22,500
GRANTOR: RUSSELL PREMIER PROPE						
GRANTEE: LEDFORD JULIUS P JR						
2453/1589	4/15/2021	SW	U	V	37	48,900
GRANTOR: MARRERO JOSE R &						
GRANTEE: LEDFORD JULIUS P JR						

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	

BUILDING DIMENSIONS

BAS=[YR=2022] W25 S2 PTO=[YR=2022] W8 S10 E8 N10$ S16
FGR=[YR=2022] S12 FOP=[YR=2022] W30 S10 E30 N10$ S2
BAS=[YR=2022] S8 W46 S17 W2 S12 E13 N3 E4 S4 FOP=[YR=2022]
S6 E32 N6 W32$E32 N7 E8 S2 E2 S2 E12 N2 E2 N31 W21 N2 W4$ E4
S2 E21 N16 W25$ E25 N18$.

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	4.53	AC		1.00	1.00	1.00	16,000.00	16,000.00	72,480							
2	009605	C	WETLANDS	0	0006	OR	0.00	0.00	7.31	AC		1.00	1.00	1.00	10,000.00	10,000.00	73,100							

REVIEW DATE 11/21/2022 BY WW Total Acres: 11.84 Total Land Value: 145,580 Market: 0 Agricultural: 0 Common: 145,580 PRINTED 08/02/2023 BY SYS