

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 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	0	0 100
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	2,588	100	2,588	303,521
FOP	176	30	53	6,216
FOP	204	30	61	7,154
FUS	321	100	321	37,647
PTO	867	5	43	5,043
STR	76	10	8	938

TOTALS	4,232		3,074	360,519
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	846.00	SF	5.20	5.20

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,074	98.7620	117.28	360,519	2022	2022	0	0
1 SNGL FAM - 100% - 2023 Heated Area: 2909 HX Base Yr 2023									
BLD DATE	03/03/2023					NW	LGL DATE	05/31/2023	
XF DATE							LAND DATE		
INC DATE							AG DATE		

14097 DUNROVEN DR, BRYCEVILLE

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
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VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					360,519				
TOTAL MARKET OB/XF VALUE					4,399				
TOTAL LAND VALUE - MARKET					77,440				
TOTAL MARKET VALUE					442,358				
SOH/AGL Deduction					48,644				
ASSESSED VALUE					393,714				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					343,714				
TOTAL JUST VALUE					442,358				
NCON VALUE					364,490				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					65,049				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005152	CO ISSUED	0	04/04/2022
21011050	NEW CONSTR	393,102	08/20/2021

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2354/0215	4/15/2020	WD	U	V	37	45,000			
GRANTOR: KENCITZSKI GREGORY M									
GRANTEE: NEMEC MICHAEL J & K									
1543/1515	12/31/2007	WD	Q	V		117,000			
GRANTOR: DEEP CREEK PLANTATION									
GRANTEE: KENCITZSKI GREGORY									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W2 N15 W17 PTO=[YR=2022] N3 W27 N17 W24 S24 E17 S3 E12 FOP=[YR=2022] S8 E22 N8 W22\$ E22 N7\$ S15 W22 N8 W12 N3 W17 S9 W4 S12 E4 S18 E5 S1 E12 N3 E6 S5 FOP=[YR=2022] S6 E34 N6W34\$ E34 N5 E11 N17 E2 N9\$ PTR=E20 STR=[YR=2022] E4 S4 E11 FUS=[YR=2022] E21 S21 W9 N10 W12 N11\$ S4 W15 N8\$ W20\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	4.84