

WRIGHT MAXWELL & SARAH/
16341 DEACON DR
BRYCEVILLE, FL 32009

2023



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 100

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4100

Bathrooms3100

Frame02WOOD FRAME 100

Stories00100

Units0100

Occupancy00NONE 100

Quality01Quality Level 01

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA09

NEIGHBORHOOD/LOC9006.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,4651002,465274,319

FGR8745548153,528

FOP23430707,790

FOP24230738,124

TOTALS3,8153,089343,760

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10812CONCRETE C0100001,530.00SF4.004.00100201820183985,998

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000006OR0.000.008.57AC1.001.001.008,000.008,000.0068,560

2009605CWETLANDS1000006OR0.000.001.67AC1.001.001.0012,000.0012,000.0020,040

REVIEW DATE04/05/2018BYTWTotal Acres: 10.24Total Land Value: 88,600Market: 0Agricultural: 0Common: 88,600PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900013,08995.1372112.98348,99520182018001.5098.50

1 SNGL FAM - 100% - 2019Heated Area: 2465HX Base Yr 2019

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/31/2023MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE343,760

TOTAL MARKET OB/XF VALUE5,998

TOTAL LAND VALUE - MARKET88,600

TOTAL MARKET VALUE438,358

SOH/AGL Deduction163,563

ASSESSED VALUE274,795

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE224,795

TOTAL JUST VALUE438,358

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE392,997

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2082/059411/07/2016SWUV1241,000

GRANTOR: FLORIDA FEDERAL LAND

GRANTEE: WRIGHT MAXWELL & SA

2060/15827/25/2016CTUI18100

GRANTOR: CLERK OF COURT

GRANTEE: FLORIDA FEDERAL LAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W1 U3 L3 W8 D3 L3 FOP=[YR=2018] W22 S11 E22 N11\$ S11 W22 N11 W12 N4 W17 S4 W12 S12 FGR=[YR=2018] W6 S32 E23 N3 E6 N23 W6 N6 W17\$ E17 S6 E6 S26 E10 FOP=[YR=2018] S9 E26 N9 W26\$ E36 N14 E9 N30\$.