LOT 103
DEEP CREEK PLANTATION PB 7/239

HARRIS KEVIN & LORIE/
13103 CHARLEMAGNE CT
BRYCEVILLE, FL 32009

2023

23-1N-23-034D-0103-0000

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/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

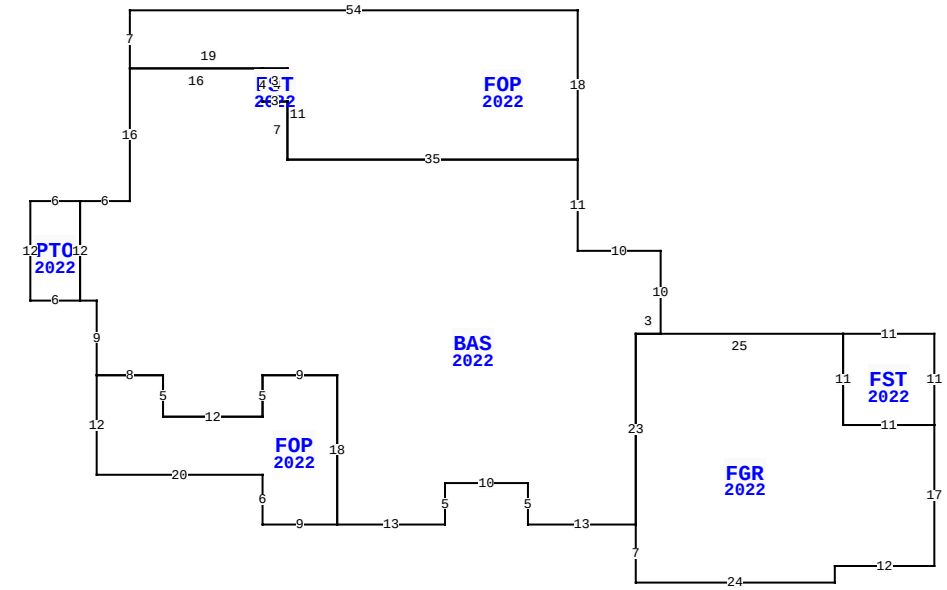
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,502	100	2,502	293,435
FGR	935	55	514	60,282
FOP	342	30	103	12,080
FOP	763	30	229	26,857
FST	12	55	7	821
FST	121	55	67	7,858
PTO	72	5	4	469
TOTALS	4,747		3,426	401,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,426	98.7620	117.28	401,801	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2502 HX Base Yr 2023



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

13103 CHARLEMAGNE CT, BRYCEVILLE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		401,801
TOTAL MARKET OB/XF VALUE		2,500
TOTAL LAND VALUE - MARKET		68,940
TOTAL MARKET VALUE		473,241
SOH/AGL Deduction		141,690
ASSESSED VALUE		331,551
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		281,551
TOTAL JUST VALUE		473,241
NCON VALUE		404,301
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		81,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003461	ADDITION	35,861	03/15/2023
23000021	CO ISSUED	0	01/03/2023
22018896	SWIM POOL	78,000	12/29/2022
22002872	NEW CONSTR	462,539	02/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2344/1688	2/28/2020	WD	Q	V	02	78,000
GRANTOR: LANIER LARRY E						
GRANTEE: HARRIS KEVIN & LORI						
1916/0979	5/02/2014	WD	Q	V	01	54,900
GRANTOR: FLORIDA DEEP CREEK PL						
GRANTEE: LANIER LARRY E						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W54 S7 BAS=[YR=2022] S16 W6 PTO=[YR=2022] W6 S12 E6 N12$ S12 E2 S9 FOP=[YR=2022] S12 E20 S6 E9 N18 W9 S5 W12 N5 W8$ E8 S5 E12 N5 E9 S18 E13 N5 E10 S5 E13 FGR=[YR=2022] S7 E24 N2 E12 N17 FST=[YR=2022] N11 W11 S11 E11$ W11 N11 W25 S23$ N23 E3 N10 W10 N11 W35 N7 FST=[YR=2022] N4 W3 S4 E3$ W3 N4 W16$ E19 S11 E35 N18 $.

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	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	50	2022	2022	3	50	2,500	

LAND DESCRIPTION

TOTAL OB/XF 2,500

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	6.06	AC		1.00	1.00	1.00	9,000.00	9,000.00	54,540							
2	009605	C	WETLANDS	0	0006	OR	0.00	0.00	1.20	AC		1.00	1.00	1.00	12,000.00	12,000.00	14,400							

REVIEW DATE 02/17/2023 BY WW Total Acres: 7.26 Total Land Value: 68,940 Market: 0 Agricultural: 0 Common: 68,940 PRINTED 08/02/2023 BY SYS