LOT 26
DEEP CREEK PLANTATION PB 7/239

GROVER STEPHEN/GERIC ASHLEY
14098 DUNROVEN DR
BRYCEVILLE, FL 32009

2024

23-1N-23-034D-0026-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

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

14098 DUNROVEN DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/28/2024 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	101,800
TOTAL MARKET VALUE	101,800
SOH/AGL Deduction	50,065
ASSESSED VALUE	51,735
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,735
TOTAL JUST VALUE	101,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2695/1761	2/14/2024	WD	Q	V	01	125,000
GRANTOR: LS34D PROPERTIES LLC						
GRANTEE: GROVER STEPHEN						
1853/1037	4/24/2013	WD	U	V	31	10,000
GRANTOR: NATIONAL DISABLED VET						
GRANTEE: LS34D PROPERTIES LL						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0006	OR	0.00	0.00	5.09	AC		1.00	1.00	1.00	20,000.00	20,000.00	101,800							

REVIEW DATE 03/28/2024 BY MLU Total Acres: 5.09 Total Land Value: 101,800 Market: 0 Agricultural: 0 Common: 101,800 PRINTED 08/06/2024 BY SYS