LOT 28
DEEP CREEK PLANTATION PB 7/239
ESMT IN OR 2616-267

GRAHAM MASON NORMAN & MORGAN A/
5262 ALLOAKS COURT
JACKSONVILLE, FL 32258

2024

23-1N-23-034D-0028-0000

NASSAU COUNTY PROPERTY

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

14086 DUNROVEN DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/28/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	92,800
TOTAL MARKET VALUE	92,800
SOH/AGL Deduction	11,136
ASSESSED VALUE	81,664
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,664
TOTAL JUST VALUE	92,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005786	NEW SFR	532,700	05/04/2023
230001743			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2562/0077	5/10/2022	WD	Q	V	01	97,900
GRANTOR: KAFER LIVING TRUST						
GRANTEE: GRAHAM MASON NORMAN						
2337/0519	11/27/2019	WD	U	V	11	100
GRANTOR: KAFER CHRISTOPHER J J						
GRANTEE: KAFER LIVING TRUST						

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	4.64	AC		1.00	1.00	1.00	20,000.00	20,000.00	92,800							

REVIEW DATE 03/28/2024 BY MLU Total Acres: 4.64 Total Land Value: 92,800 Market: 0 Agricultural: 0 Common: 92,800 PRINTED 08/06/2024 BY SYS