PT LOT 30 IN OR 2605/280
DEEP CREEK PLANTATION
PBK 7/239

BENDER LIVING TRUST/BENDER WILLIAM C TRUSTEE
14074 DUNROVEN DR
BRYCEVILLE, FL 32009

2024

23-1N-23-034D-0030-0000

BUILDING CHARACTERISTICS

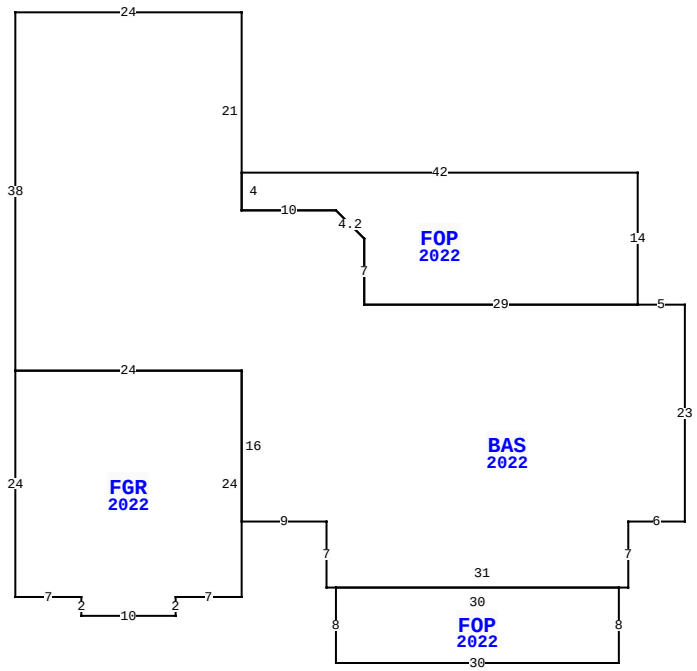
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,343	100	2,343	363,399
FGR	596	55	328	50,873
FOP	240	30	72	11,167
FOP	463	30	139	21,559
TOTALS	3,642		2,882	446,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,882	103.4000	155.10	446,998	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2023 Heated Area: 2343 HX Base Yr 2023



14074 DUNROVEN DR, BRYCEVILLE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/28/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		446,998
TOTAL MARKET OB/XF VALUE		15,594
TOTAL LAND VALUE - MARKET		87,920
TOTAL MARKET VALUE		550,512
SOH/AGL Deduction		93,548
ASSESSED VALUE		456,964
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		401,964
TOTAL JUST VALUE		550,512
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		465,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013693	CO ISSUED	0	09/08/2022
21013359	NEW CONSTR	405,336	09/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2605/0280	11/15/2022	QC	U	I	11	100
GRANTOR: BENDER WILLIAM C JR &						
GRANTEE: BENDER LIVING TRUST						
2460/0835	5/10/2021	QC	U	V	11	100
GRANTOR: BENDER LIVING TRUST						
GRANTEE: BENDER WILLIAM C JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W5 FOP=[YR=2022] N14 W42 S4 E10 R3 D3 S7 E29$ W29 N7 U3 L3 W10 N21 W24 S38 FGR=[YR=2022] S24 E7 S2 E10 N2 E7 N24 W24$ E24 S16 E9 S7 E1 FOP=[YR=2022] S8 E30 N8 W30$ E31 N7 E6 N23$.

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	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	2022	2022	3	97	8,381	
2	0811	CONCRETE B	0	100	0	0	714.00	SF	5.20	5.20	100	2022	2022	3	100	3,713	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2022	3	100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 15,594

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	4.03	AC		1.00	1.00	1.00	20,000.00	20,000.00	80,600							
2	009605	C	WETLANDS	100	0006	OR	0.00	0.00	4.88	AC		1.00	1.00	1.00	1,500.00	1,500.00	7,320							

REVIEW DATE 10/19/2022 BY WW Total Acres: 8.91 Total Land Value: 87,920 Market: 0 Agricultural: 0 Common: 87,920 PRINTED 08/06/2024 BY SYS