

**KING CHRISTOPHER & TRACY/
14056 DUNROVEN DR
BRYCEVILLE, FL 32009**

23-1N-23-034D-0033-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo13LVT/LAMNT 100

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms Frame02WOOD FRAME 100

Stories1.1.100

Units Occupancy000100NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA09

NEIGHBORHOOD/LOC9006.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,0961002,096341,061

FGR6245534355,813

FOP12030365,858

FOP3613010817,574

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTNORM% COND

0500012,583108.4800162.72420,30620222022000.00100.00

1 SFR CUST - 100% - 2023Heated Area: 2096HX Base Yr 2023

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE420,306

TOTAL MARKET OB/XF VALUE8,940

TOTAL LAND VALUE - MARKET61,770

TOTAL MARKET VALUE491,016

SOH/AGL Deduction157,637

ASSESSED VALUE333,379

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE283,379

TOTAL JUST VALUE491,016

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE421,248

PERMIT NUMDESCRIPTIONAMTISSUED

22017425CO ISSUED011/23/2022

22004646NEW CONSTR364,31003/25/2022

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V / I / RSN CD SALE PRICE

2436/13352/17/2021WDQV0167,000

GRANTOR: PORTWOOD LONNIE L & J

GRANTEE: KING CHRISTOPHER &

1934/05498/22/2014WDQV0245,000

GRANTOR: FLORIDA DEEP CREEK PL

GRANTEE: PORTWOOD LONNIE L &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 FOP=[YR=2022] W3 N1 W20 S1 W8
FGR=[YR=2022] N20 W24 S26 E24 N6\$ S11 E31 N11\$ S11 W31 N5
W19 S11 W5 S17 E5 S3 E22 S6 E10 FOP=[YR=2022] S5 E10 N1 E10
N5 W12 N2 W6 S3 W2\$ E2 N3 E6 S2 E12 N8 E10 N8 E2 N26\$.

LAND DESCRIPTION

TOTAL OB/XF8,940

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES1000006OR0.000.002.20AC1.001.001.0024,000.0024,000.0052,800

2009605CWETLANDS1000006OR0.000.005.98AC1.001.001.001,500.001,500.008,970

REVIEW DATE12/27/2022BYWWTotal Acres: 8.18Total Land Value: 61,770Market: 0Agricultural: 0Common: 61,770PRINTED 08/06/2024 BY SYS