LOT 44
DEEP CREEK PLANTATION PB 7/239

CHAGAS GIOVANNI & VANESSA
2478 RELAXING LANE
KISSIMMEE, FL 34744

2024

23-1N-23-034D-0044-0000

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

16313 DEACON 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	67,425
TOTAL MARKET VALUE	67,425
SOH/AGL Deduction	0
ASSESSED VALUE	67,425
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,425
TOTAL JUST VALUE	67,425
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2713/786	5/20/2024	WD	Q	V	01	165,000
GRANTOR: CADORETTE PHILIPPE						
GRANTEE: CHAGAS GIOVANNI & V						
1919/1655	5/16/2014	WD	Q	V	01	64,900
GRANTOR: FLORIDA DEEP CREEK PL						
GRANTEE: CADORETTE PHILIPPE						

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	7.47	AC		1.00	1.00	1.00	8,000.00	8,000.00	59,760							
2	009605	C	WETLANDS	0	0006	OR	0.00	0.00	5.11	AC		1.00	1.00	1.00	1,500.00	1,500.00	7,665							

REVIEW DATE 03/28/2024 BY MLU Total Acres: 12.58 Total Land Value: 67,425 Market: 0 Agricultural: 0 Common: 67,425 PRINTED 08/06/2024 BY SYS