

LOT 54  
DEEP CREEK PLANTATION PB 7/239  
UTIL ESMT IN OR 2474-319

PICCIRILLO MELISSA & ENMANUEL  
14097 DUNROVEN DR  
BRYCEVILLE, FL 32009

2024

23-1N-23-034D-0054-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 13 | LVT/LAMMT 100  |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                |    | 3.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 0  | 0 100          |
| 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       | 2,588            | 100         | 2,588        | 403,573              |
| FOP       | 176              | 30          | 53           | 8,265                |
| FOP       | 204              | 30          | 61           | 9,512                |
| FUS       | 321              | 100         | 321          | 50,057               |
| PTO       | 867              | 5           | 43           | 6,705                |
| STR       | 76               | 10          | 8            | 1,248                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 4,232 |  | 3,074 | 479,360 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |   |   |        |    |       |                |
|----------------|------------|-------------|---------|---|---|--------|----|-------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE |
| 1              | 0811       | CONCRETE B  | 0       | 0 | 0 | 846.00 | SF | 5.20  | 5.20           |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000115   | C   | SFR ACRES            | 0   | 0006 | OR       | 0.00  | 0.00  | 4.84        |

REVIEW DATE 05/23/2022 BY TW

| MARKET ADJUSTMENTS                                  |     |           |             |                |                |      |      |      |      |      |        |
|-----------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0500                                                | 01  | 3,074     | 103.9600    | 155.94         | 479,360        | 2022 | 2022 | 0    | 0    | 0.00 | 100.00 |
| 1 SFR CUST - 0% - 2024 Heated Area: 2909 HX Base Yr |     |           |             |                |                |      |      |      |      |      |        |
|                                                     |     |           |             |                |                |      |      |      |      |      |        |

|                               |                        |                         |
|-------------------------------|------------------------|-------------------------|
| 14097 DUNROVEN DR, BRYCEVILLE | BLD DATE 03/03/2023 NW | LGL DATE 03/28/2024 MLU |
|                               | XF DATE                | LAND DATE               |
|                               | INC DATE               | AG DATE                 |

| L N | 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   | 0811       | CONCRETE B  | 0       | 0 | 0 | 846.00 | SF | 5.20  | 5.20           | 100       | 2022    | 2022        | 3 | 100    | 4,399           |       |

| TOTAL OB/XF 4,399 |          |     |                      |     |      |          |       |       |             |           |     |          |        |         |            |
|-------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|
| L N               | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE |
| 1                 | 000115   | C   | SFR ACRES            | 0   | 0006 | OR       | 0.00  | 0.00  | 4.84        | AC        |     | 1.00     | 1.00   | 1.00    | 20,000.00  |

Market: 0 Agricultural: 0 Common: 96,800

| NASSAU COUNTY PROPERTY    |  |              |  | PAGE 1 of 1 | 6 |
|---------------------------|--|--------------|--|-------------|---|
| VALUATION SUMMARY         |  |              |  | STANDARD    |   |
| VALUATION BY              |  | Tax Group: 6 |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  |              |  | 479,360     |   |
| TOTAL MARKET OB/XF VALUE  |  |              |  | 4,399       |   |
| TOTAL LAND VALUE - MARKET |  |              |  | 96,800      |   |
| TOTAL MARKET VALUE        |  |              |  | 580,559     |   |
| SOH/AGL Deduction         |  |              |  | 0           |   |
| ASSESSED VALUE            |  |              |  | 580,559     |   |
| TOTAL EXEMPTION VALUE     |  |              |  | 0           |   |
| BASE TAXABLE VALUE        |  |              |  | 580,559     |   |
| TOTAL JUST VALUE          |  |              |  | 580,559     |   |
| NCON VALUE                |  |              |  | 0           |   |
| INCOME VALUE              |  |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  |              |  | 442,358     |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 22005152   | CO ISSUED   | 0       | 04/04/2022 |
| 21011050   | NEW CONSTR  | 393,102 | 08/20/2021 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2691/1635                      | 1/25/2024 | WD Q      | I   | I   | 01     |
| GRANTOR: HOLIFIELD KENNETH C & |           |           |     |     |        |
| GRANTEE: PICCIRILLO MELISSA    |           |           |     |     |        |
| 2656/1786                      | 7/14/2023 | WD Q      | I   | I   | 01     |
| GRANTOR: NEMEC MICHAEL J & KAI |           |           |     |     |        |
| GRANTEE: HOLIFIELD KENNETH C   |           |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                 |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2022] W2 N15 W17 PTO=[YR=2022] N3 W27 N17 W24 S24 E17 S3 E12 FOP=[YR=2022] S8 E22 N8 W22\$ E22 N7\$ S15 W22 N8 W12 N3 W17 S9 W4 S12 E4 S18 E5 S1 E12 N3 E6 S5 FOP=[YR=2022] S6 E34 N6W34\$ E34 N5 E11 N17 E2 N9\$ PTR=E20 STR=[YR=2022] E4 S4 E11 FUS=[YR=2022] E21 S21 W9 N10 W12 N11\$ S4 W15 N8\$ W20\$. |  |  |  |  |  |  |  |  |  |