LOT 56
IN OR 2230/1687
DEEP CREEK PLANTATION PB 7/239

WILLS CORY D & TRACEY A
16316 DEACON DR
BRYCEVILLE, FL 32009

2024

23-1N-23-034D-0056-0000

BUILDING CHARACTERISTICS

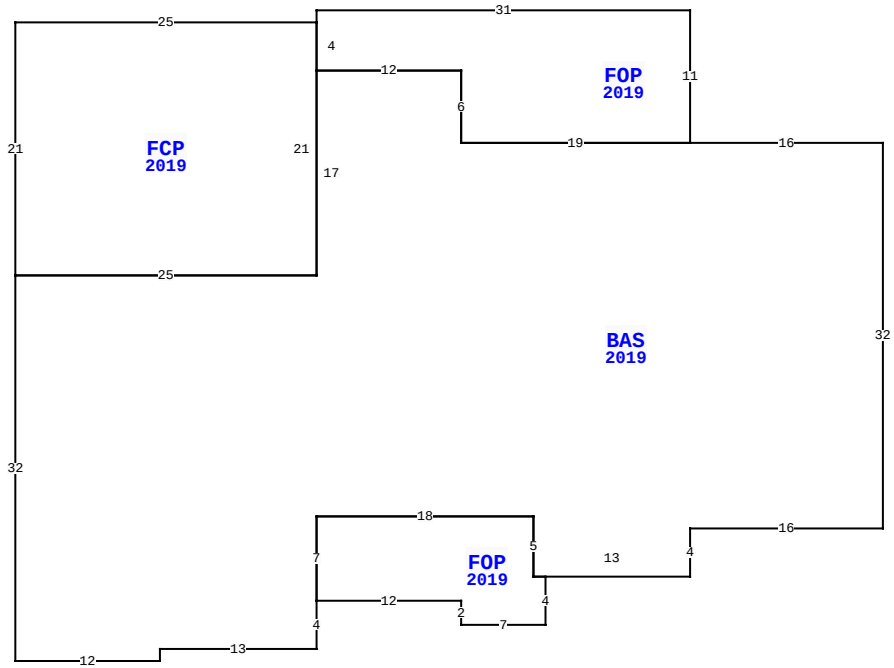
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	2,397	100	2,397	408,735
FCP	525	25	131	22,338
FOP	142	30	43	7,332
FOP	269	30	81	13,812
TOTALS	3,333		2,652	452,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,652	115.5840	173.38	459,804	2019	2019	0	0	0	1.65	98.35

1 SFR CUST – 100% - 2020 Heated Area: 2397 HX Base Yr 2020



16316 DEACON DR, BRYCEVILLE

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

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	0811	CONCRETE B	0	100	0	0	981.00	SF	5.20	5.20	100	2019	2019	3	98	4,999	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		452,217
TOTAL MARKET OB/XF VALUE		4,999
TOTAL LAND VALUE - MARKET		128,340
TOTAL MARKET VALUE		585,556
SOH/AGL Deduction		316,530
ASSESSED VALUE		269,026
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		219,026
TOTAL JUST VALUE		585,556
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009295	CO ISSUED	0	08/29/2019
18011983	NEW CONSTR	304,267	12/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2230/1687	10/12/2018	WD	Q	V	02	75,000
GRANTOR: VEAL TRAVIS & ANDREA						
GRANTEE: WILLS CORY D & TRAC						
2097/1895	1/31/2017	WD	Q	V	01	58,000
GRANTOR: MOORE HAROLD W & LISA						
GRANTEE: VEAL TRAVIS & JOHNS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 FOP=[YR=2019] N11 W31 S1 FCP=[YR=2019] W25 S21 E25 N21$ S4 E12 S6 E19$ W19 N6 W12 S17 W25 S32 E12 N1 E13 N4 FOP=[YR=2019] E12 S2 E7 N4 W1 N5 W18 S7$ N7 E18 S5 E13 N4 E16 N32$.

LAND DESCRIPTION

TOTAL OB/XF 4,999

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	6.03	AC		1.00	1.00	1.00	20,000.00	20,000.00	120,600							
2	009605	C	WETLANDS	100	0006	OR	0.00	0.00	2.58	AC		1.00	1.00	1.00	3,000.00	3,000.00	7,740							

REVIEW DATE 12/08/2020 BY TW Total Acres: 8.61 Total Land Value: 128,340 Market: 0 Agricultural: 0 Common: 128,340 PRINTED 08/06/2024 BY SYS