

LOT 62
DEEP CREEK PLANTATION PB 7/239
UTIL ESMT IN OR 2581-1539

BLEEKER LYNETTE R
16364 DEACON DR
BRYCEVILLE, FL 32009

2024

23-1N-23-034D-0062-0000



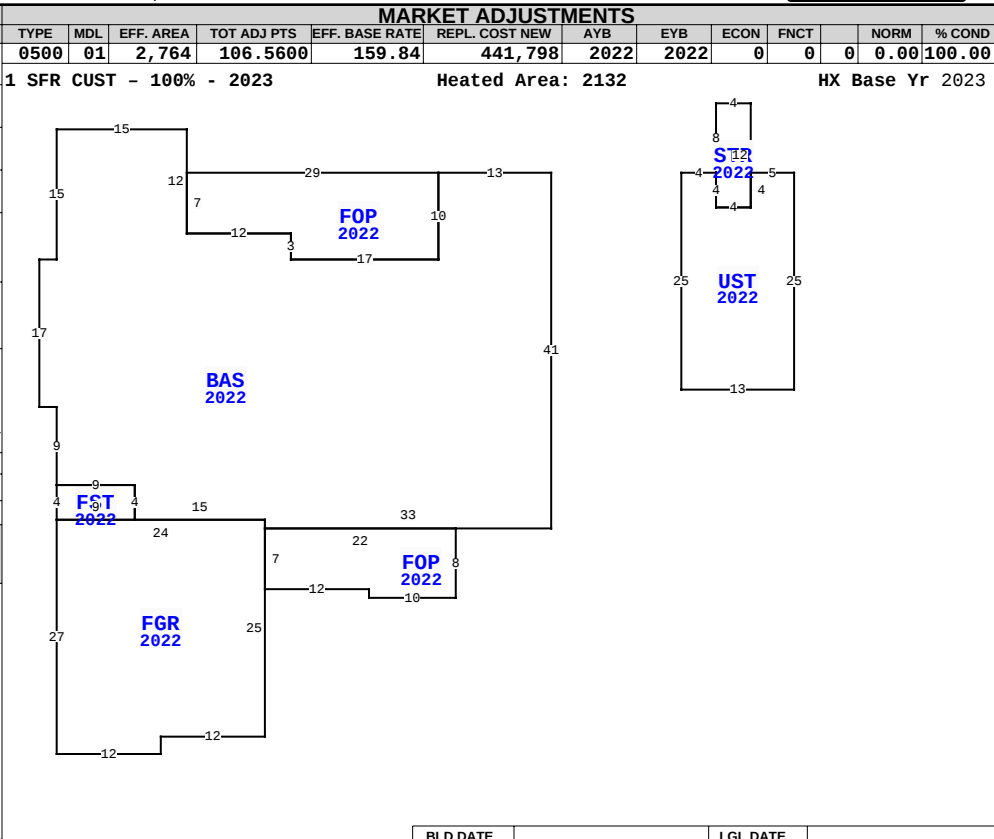
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,132	100	2,132	340,779
FGR	624	55	343	54,825
FOP	164	30	49	7,832
FOP	254	30	76	12,148
FST	36	55	20	3,197
STR	48	10	5	799
UST	309	45	139	22,218
TOTALS	3,567		2,764	441,798

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	3,410.00	SF	4.00	4.00
2	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00

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	100	0006	OR	0.00	0.00	5.33
2	009605	C	WETLANDS	100	0006	OR	0.00	0.00	2.81



16364 DEACON DR, BRYCEVILLE	BLD DATE	LGL DATE	03/28/2024	MLU
	XF DATE	LAND DATE		
	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		441,798	
TOTAL MARKET OB/XF VALUE		15,640	
TOTAL LAND VALUE - MARKET		115,030	
TOTAL MARKET VALUE		572,468	
SOH/AGL Deduction		64,801	
ASSESSED VALUE		507,667	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		457,667	
TOTAL JUST VALUE		572,468	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		492,881	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005852	FINISHING BONUS R	45,000	05/14/2024
22014744	CO ISSUED	0	10/03/2022
21011846	NEW CONSTR	341,985	09/07/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2429/0675	1/20/2021	WD	Q	V	01
GRANTOR: SCHULZE WALTER W III					
GRANTEE: BLEEKER LYNETTE R					
1943/1250	9/17/2014	WD	Q	V	01
GRANTOR: FLORIDA DEEP CREEK PL					
GRANTEE: SCHULZE WALTER W II					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022;ORIG=0,0] W13 S10 W17 N3 W12 N12 W15 S15 W2 S17 E2 S9 E9 S4 E15 S1 E33 N41 \$									
FGR=[YR=2022;ORIG=-57,40] S27 E12 N2 E12 N25 W24 \$									
UST=[YR=2022;ORIG=15,0] E4 S4 E4 N4 E5 S25 W13 N25 \$									
FOP=[YR=2022;ORIG=-13,0] W29 S7 E12 S3 E17 N10 \$									
FOP=[YR=2022;ORIG=-33,41] S7 E12 S1 E10 N8 W22 \$									
STR=[YR=2022;ORIG=19,0] N8 E4 S12 W4 N4 \$									
FST=[YR=2022;ORIG=-57,36] S4 E9 N4 W9 \$									
PTR=[ORIG=0,0] E15 W15 \$									