LOT 63
IN OR 1965/1209
DEEP CREEK PLANTATION PB 7/239

MAYFIELD JOSEPH R & PATRICIA L/
16358 DEACON DR
BRYCEVILLE, FL 32009

2024

23-1N-23-034D-0063-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

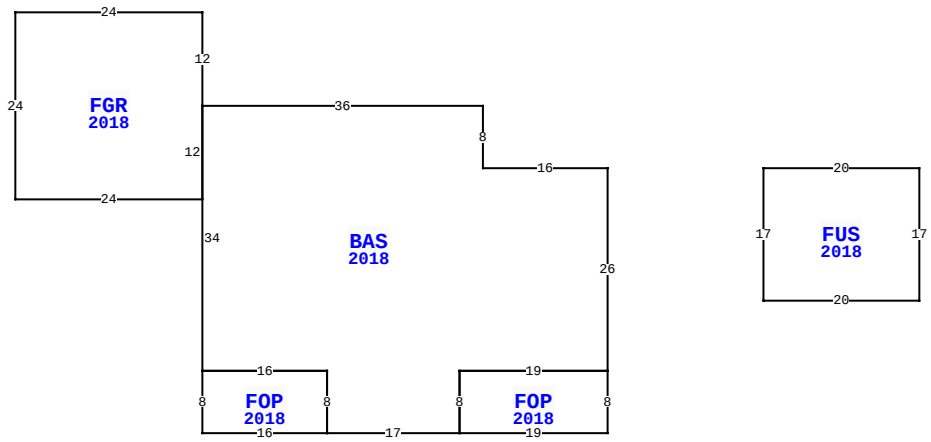
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,776	100	1,776	282,840
FGR	576	55	317	50,485
FOP	128	30	38	6,052
FOP	152	30	46	7,326
FUS	340	100	340	54,148
TOTALS	2,972		2,517	400,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,517	108.8928	163.34	411,127	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2019 Heated Area: 2116 HX Base Yr 2019



16358 DEACON DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/28/2024 MLU
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		400,849
TOTAL MARKET OB/XF VALUE		16,367
TOTAL LAND VALUE - MARKET		64,580
TOTAL MARKET VALUE		481,796
SOH/AGL Deduction		227,847
ASSESSED VALUE		253,949
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		203,949
TOTAL JUST VALUE		481,796
NCON VALUE		2,687
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012687	XFOB	24,614	09/21/2021
1700769	NEW CONSTR	284,007	03/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1965/1209	2/20/2015	WD	Q	V	02	46,900
GRANTOR: FLORIDA DEEP CREEK PL						
GRANTEE: MAYFIELD JOSEPH R &						
1893/0699	12/12/2013	SW	U	V	12	1,100,000
GRANTOR: FLORIDA BANK						
GRANTEE: FLORIDA DEEP CREEK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W16 N8 W36 FGR=[YR=2018] N12 W24 S24 E24 N12$ S34 FOP=[YR=2018] S8 E16 N8 W16$ E16 S8 E17 FOP=[YR=2018] E19 N8 W19 S8$ N8 E19 N26$ PTR=E20 FUS=[YR=2018] E20 S17 W20 N17$ W20$.

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	0681	POLE SHED	0	100	40	24	960.00	SF	15.00	15.00	100	2021	2021	3	95	13,680	
2	0811	CONCRETE B	1	100	0	0	522.00	SF	5.20	5.20	100	2024	2021		99	2,687	

LAND DESCRIPTION

TOTAL OB/XF 16,367

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	7.99	AC		1.00	1.00	1.00	8,000.00	8,000.00	63,920							
2	009605	C	WETLANDS	100	0006	OR	0.00	0.00	0.22	AC		1.00	1.00	1.00	3,000.00	3,000.00	660							

REVIEW DATE 12/13/2021 BY TWX Total Acres: 8.21 Total Land Value: 64,580 Market: 0 Agricultural: 0 Common: 64,580 PRINTED 08/06/2024 BY SYS