LOT 66
IN OR 2082/594
DEEP CREEK PLANTATION PB 7/239

WRIGHT MAXWELL & SARAH/
16341 DEACON DR
BRYCEVILLE, FL 32009

2024

23-1N-23-034D-0066-0000

BUILDING CHARACTERISTICS

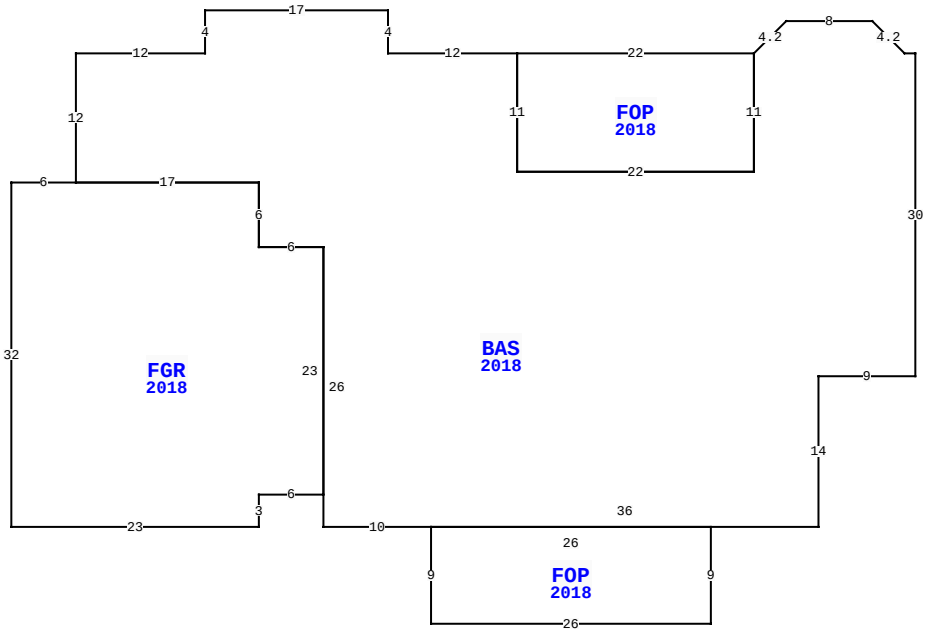
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,465	100	2,465	383,033
FGR	874	55	481	74,742
FOP	234	30	70	10,877
FOP	242	30	73	11,344
TOTALS	3,815		3,089	479,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,089	105.7080	158.56	489,792	2018	2018	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2019 Heated Area: 2465 HX Base Yr 2019



16341 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		479,996
TOTAL MARKET OB/XF VALUE		5,936
TOTAL LAND VALUE - MARKET		73,570
TOTAL MARKET VALUE		559,502
SOH/AGL Deduction		276,463
ASSESSED VALUE		283,039
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		233,039
TOTAL JUST VALUE		559,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003745	CO ISSUED	0	04/13/2018
17008190	NEW CONSTR	337,367	12/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2082/0594	11/07/2016	SW	U	V	12	41,000
GRANTOR: FLORIDA FEDERAL LAND						
GRANTEE: WRIGHT MAXWELL & SA						
2060/1582	7/25/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA FEDERAL LAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W1 U3 L3 W8 D3 L3 FOP=[YR=2018] W22 S11 E22 N11$ S11 W22 N11 W12 N4 W17 S4 W12 S12 FGR=[YR=2018] W6 S32 E23 N3 E6 N23 W6 N6 W17$ E17 S6 E6 S26 E10 FOP=[YR=2018] S9 E26 N9 W26$ E36 N14 E9 N30$.

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	0812	CONCRETE C	0	100	0	0	1,530.00	SF	4.00	4.00	100	2018	2018	3	97	5,936	

LAND DESCRIPTION

TOTAL OB/XF 5,936

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	8.57	AC		1.00	1.00	1.00	8,000.00	8,000.00	68,560							
2	009605	C	WETLANDS	100	0006	OR	0.00	0.00	1.67	AC		1.00	1.00	1.00	3,000.00	3,000.00	5,010							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 10.24 Total Land Value: 73,570 Market: 0 Agricultural: 0 Common: 73,570 PRINTED 08/06/2024 BY SYS