LOT 76
DEEP CREEK PLANTATION PB 7/239

MENTUS TIMOTHY LEO & HEATHER ANN
13314 SHORT CT
BRYCEVILLE, FL 32009

2024

23-1N-23-034D-0076-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

SHORT CT, 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	82,900
TOTAL MARKET VALUE	82,900
SOH/AGL Deduction	0
ASSESSED VALUE	82,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,900
TOTAL JUST VALUE	82,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005204	PRIVATE PROVIDER	424,371	04/30/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2653/1465	7/14/2023	WD	Q	V	01	92,500
GRANTOR: DONALDSON JOHN						
GRANTEE: MENTUS TIMOTHY LEO						
1732/1495	3/28/2011	WD	U	V	30	126,100
GRANTOR: COLYER DONALDSON & JA						
GRANTEE: DONALDSON JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0006	OR	0.00	0.00	3.62	AC		1.00	1.00	1.00	20,000.00	20,000.00	72,400							
2	009605	C	WETLANDS	0	0006	OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	3,000.00	3,000.00	10,500							

REVIEW DATE 06/25/2024 BY WW Total Acres: 7.12 Total Land Value: 82,900 Market: 0 Agricultural: 0 Common: 82,900 PRINTED 08/06/2024 BY SYS