LOT 103
DEEP CREEK PLANTATION PB 7/239
ESMT IN OR 2550-240

HARRIS KEVIN & LORIE/
13103 CHARLEMAGNE CT
BRYCEVILLE, FL 32009

2024

23-1N-23-034D-0103-0000

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/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

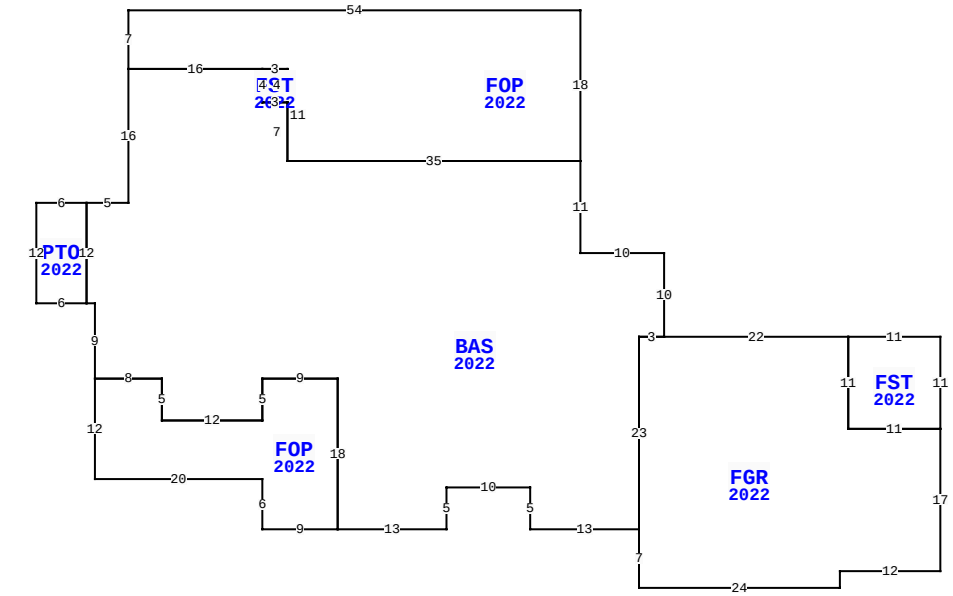
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,490	100	2,490	388,291
FGR	935	55	514	80,153
FOP	342	30	103	16,062
FOP	763	30	229	35,710
FST	12	55	7	1,092
FST	121	55	67	10,448
PTO	72	5	4	624
TOTALS	4,735		3,414	532,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,414	103.9600	155.94	532,379	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2023 Heated Area: 2490 HX Base Yr 2023



13103 CHARLEMAGNE CT, BRYCEVILLE

BLD DATE	03/03/2023 NW	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		532,379
TOTAL MARKET OB/XF VALUE		51,269
TOTAL LAND VALUE - MARKET		94,500
TOTAL MARKET VALUE		678,148
SOH/AGL Deduction		287,731
ASSESSED VALUE		390,417
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		340,417
TOTAL JUST VALUE		678,148
NCON VALUE		48,919
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003461	ADDITION	35,861	03/15/2023
23000021	CO ISSUED	0	01/03/2023
22018896	SWIM POOL	78,000	12/29/2022
22002872	NEW CONSTR	462,539	02/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2344/1688	2/28/2020	WD	Q	V	02	78,000
GRANTOR: LANIER LARRY E						
GRANTEE: HARRIS KEVIN & LORI						
1916/0979	5/02/2014	WD	Q	V	01	54,900
GRANTOR: FLORIDA DEEP CREEK PL						
GRANTEE: LANIER LARRY E						

BUILDING NOTES

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	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	50	2022	2022	3	47	2,350	
2	0862	POOL VINYL	0	100	30	14	420.00	SF	50.00	50.00	100	2024	2023		100	21,000	
4	0845	KOOL DECK	0	100	0	0	853.00	SF	7.25	7.25	100	2024	2023		100	6,184	
5	0911	SCRN RM A	0	100	54	23	1,242.00	SF	17.50	17.50	100	2024	2023		100	21,735	

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-54,7] S16 W5 S12 E1 S9 E8 S5 E12 N5 E9 S18 E13 N5 E10 S5 E13 N23 E3 N10 W10 N11 W35 N7 W3 N4 W16 $
FGR=[YR=2022;ORIG=7,62] S7 E24 N2 E12 N17 W11 N11 W22 W3 S23 $
FOP=[YR=2022;ORIG=0,0] W54 S7 E16 E3 S11 E35 N18 $
FOP=[YR=2022;ORIG=-58,44] S12 E20 S6 E9 N18 W9 S5 W12 N5 W8 $
FST=[YR=2022;ORIG=43,50] N11 W11 S11 E11 $
PTO=[YR=2022;ORIG=-59,23] W6 S12 E6 N12 $
FST=[YR=2022;ORIG=-35,11] N4 W3 S4 E3 $
.

LAND DESCRIPTION

TOTAL OB/XF 51,269

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	6.06	AC		1.00	1.00	1.00	15,000.00	15,000.00	90,900							
2	009605	C	WETLANDS	100	0006	OR	0.00	0.00	1.20	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,600							

REVIEW DATE 02/17/2023 BY WW Total Acres: 7.26 Total Land Value: 94,500 Market: 0 Agricultural: 0 Common: 94,500 PRINTED 08/06/2024 BY SYS