LOT 11
IN OR 2205/1139
DEEP CREEK PLANTATION PB 7/239

SCIARRINO MARY LOU TRUST/SCIARRINO MARY LOU TRUSTE
1760 ST PAULS DR
CLEARWATER, FL 33764

2025

23-1N-23-034D-0011-0000

NASSAU COUNTY PROPERTY

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	YEAR	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

13556 SETTINDOWN DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	69,350
TOTAL MARKET VALUE	69,350
SOH/AGL Deduction	18,048
ASSESSED VALUE	51,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,302
TOTAL JUST VALUE	69,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2205/1139	6/08/2018	WD	U	V	11	100
GRANTOR: SCIARRINO MARY LOU						
GRANTEE: SCIARRINO MARY LOU						
1908/1930	3/21/2014	WD	Q	V	01	54,900
GRANTOR: FLORIDA DEEP CREEK PL						
GRANTEE: SCIARRINO MARY LOU						

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	000100	C	RES	0	0006	OR	0.00	0.00	3.65	AC		1.00	1.00	1.00	19,000.00	19,000.00	69,350							

REVIEW DATE 04/29/2025 BY MLU Total Acres: 3.65 Total Land Value: 69,350 Market: 0 Agricultural: 0 Common: 69,350 PRINTED 07/30/2025 BY SYS