LOT 17
DEEP CREEK PLANTATION PB 7/239

BELL ASHLEY/BELL DAVID
8535 LORI ANN CT
JACKSONVILLE, FL 32220

2025

23-1N-23-034D-0017-0000

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

13553 SETTINDOWN DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 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	61,200
TOTAL MARKET VALUE	61,200
SOH/AGL Deduction	0
ASSESSED VALUE	61,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,200
TOTAL JUST VALUE	61,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250005169	CO ISSUED		05/14/2025
B230015609	NEW SFR	724,588	12/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2631/1913	4/12/2023	WD	Q	V	01	67,000
GRANTOR: FREEDOM LOTS USA LLC						
GRANTEE: BELL ASHLEY ET AL						
2583/0895	8/10/2022	WD	U	V	37	50,000
GRANTOR: BROWN DOUGLAS S & B S						
GRANTEE: FREEDOM LOTS USA LL						

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	2.56	AC		1.00	1.00	1.00	20,000.00	20,000.00	51,200							
2	009605	C	WETLANDS	0	0006	OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	8,000.00	8,000.00	10,000							

REVIEW DATE 07/01/2025 BY WW Total Acres: 3.81 Total Land Value: 61,200 Market: 0 Agricultural: 0 Common: 61,200 PRINTED 07/30/2025 BY SYS