LOT 28
DEEP CREEK PLANTATION PB 7/239
ESMT IN OR 2616-267

GRAHAM MASON NORMAN & MORGAN A/
14086 DUNROVEN DR
BRYCEVILLE, FL 32009

2025

23-1N-23-034D-0028-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01

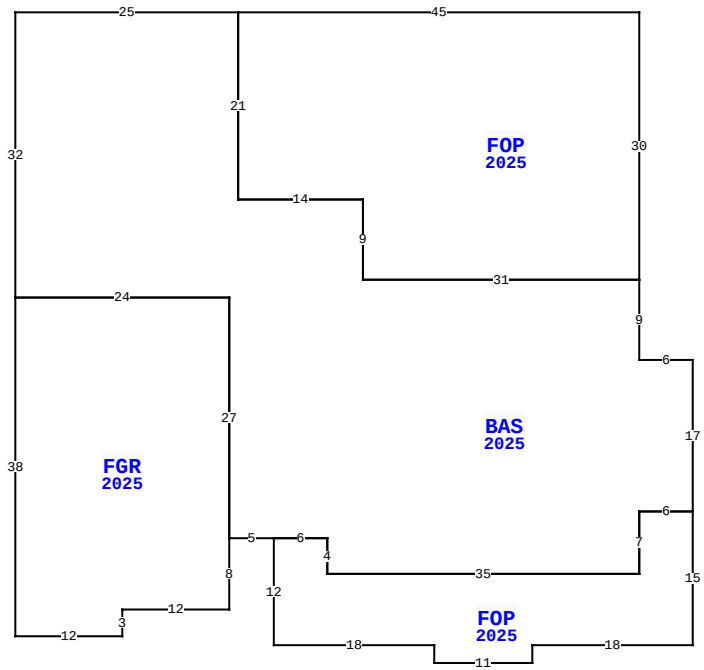
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,500	100	2025	2,500	359,775
FGR	876	55	2025	482	69,365
FOP	464	30	2025	139	20,003
FOP	1,224	30	2025	367	52,815
TOTALS	5,064			3,488	501,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,488	91.0800	143.91	501,958	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2500 HX Base Yr 2025



14086 DUNROVEN DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 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		501,958
TOTAL MARKET OB/XF VALUE		8,180
TOTAL LAND VALUE - MARKET		88,160
TOTAL MARKET VALUE		598,298
SOH/AGL Deduction		63,964
ASSESSED VALUE		534,334
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		483,612
TOTAL JUST VALUE		598,298
NCON VALUE		510,138
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250002675	POLE BARN 40 X 60	79,440	03/14/2025
230005786	NEW SFR	532,700	05/04/2023
230001743			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2562/0077	5/10/2022	WD	Q	V	01	97,900
GRANTOR: KAFER LIVING TRUST						
GRANTEE: GRAHAM MASON NORMAN						
2337/0519	11/27/2019	WD	U	V	11	100
GRANTOR: KAFER CHRISTOPHER J J						
GRANTEE: KAFER LIVING TRUST						

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	0811	CONCRETE B	0	100	0	0	900.00	SF	5.20	5.20	100	2025	2024		100	4,680	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=70,0] W25 S32 E24 S27 E5 E6 S4 E35 N7 E6 N17 W6 N9 W31 N9 W14 N21 $
FOP=[YR=2025;ORIG=70,0] E45 S30 W31 N9 W14 N21 $
FOP=[YR=2025;ORIG=74,59] E6 S4 E35 N7 E6 S15 W18 S2 W11 N2 W18 N12 $
FGR=[YR=2025;ORIG=45,32] E24 S27 S8 W12 S3 W12 N38 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,180

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	100	0006	OR	0.00	0.00	4.64	AC		1.00	1.00	1.00	19,000.00	19,000.00	88,160							

REVIEW DATE 07/02/2025 BY WW Total Acres: 4.64 Total Land Value: 88,160 Market: 0 Agricultural: 0 Common: 88,160 PRINTED 07/30/2025 BY SYS