PT LOTS 22,23 & 29
IN OR 2772/46
DEEP CREEK PLANTATION

KANADY SANDRA MORRIS L/E/
14080 DUNROVEN DR
BRYCEVILLE, FL 32009

2025

23-1N-23-034D-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

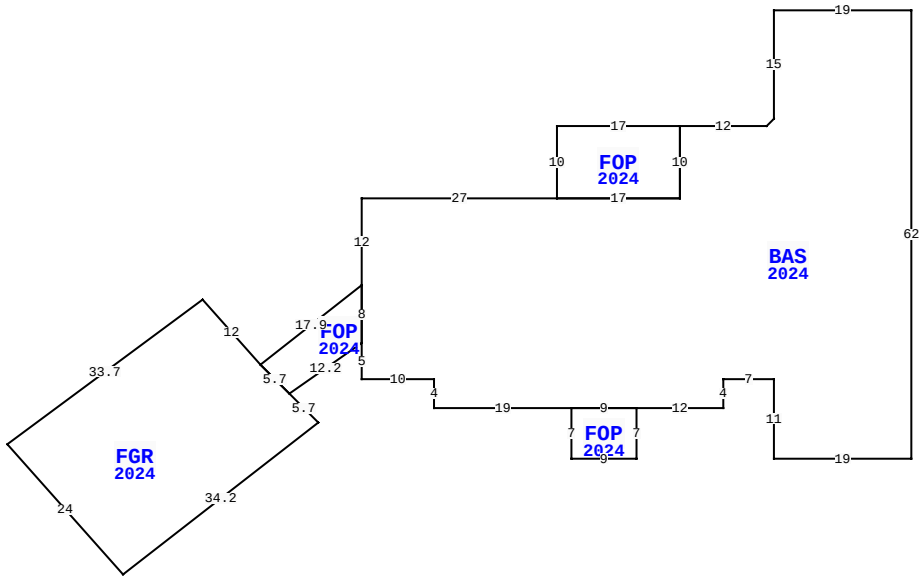
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	2,894	100	2024	2,894	417,980
FGR	797	55	2024	438	63,260
FOP	63	30	2024	19	2,744
FOP	90	30	2024	27	3,900
FOP	170	30	2024	51	7,366
TOTALS	4,014			3,429	495,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,429	91.4112	144.43	495,250	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2894 HX Base Yr 2024



14080 DUNROVEN 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		495,250
TOTAL MARKET OB/XF VALUE		7,478
TOTAL LAND VALUE - MARKET		112,860
TOTAL MARKET VALUE		615,588
SOH/AGL Deduction		864
ASSESSED VALUE		614,724
TOTAL EXEMPTION VALUE	WX HX HB	55,722
BASE TAXABLE VALUE		559,002
TOTAL JUST VALUE		615,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		608,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012592	CO ISSUED		09/29/2023
22016897	NEW CONSTR	547,943	11/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2772/46	2/20/2025	WD	U	I	11	100
GRANTOR: KANADY SANDRA MORRIS						
GRANTEE: KANADY SANDRA M REV						
2565/0952	5/24/2022	WD	Q	V	01	145,000
GRANTOR: TOMLIN DONNA M						
GRANTEE: KANADY COLIN PATRIC						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	
2	0811	CONCRETE B	0	100	0	0	765.00	SF	5.20	5.20	100	2024	2023		100	3,978	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=160,0] W19 S15 D1L1 W12 S10 W17 W27 S12 S8 S5 E10 S4 E19 E9 E12 N4 E7 S11 E19 N62 $
FGR=[YR=2024;ORIG=62,40] D9R8 D4R4 D4R4 D21L27 U18L16 U20R27 $
FOP=[YR=2024;ORIG=128,16] W17 S10 E17 N10 $
FOP=[YR=2024;ORIG=84,38] D11L14 D4R4 U7R10 N8 $
FOP=[YR=2024;ORIG=122,55] W9 S7 E9 N7 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,478

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		OR	0.00	0.00	3.42	AC		1.00	1.00	1.00	19,000.00	19,000.00	64,980							
2	009605	C	WETLANDS	100		OR	0.00	0.00	6.84	AC		1.00	1.00	1.00	7,000.00	7,000.00	47,880							

REVIEW DATE 10/10/2023 BY WW Total Acres: 10.26 Total Land Value: 112,860 Market: 0 Agricultural: 0 Common: 112,860 PRINTED 07/30/2025 BY SYS