LOT 33
IN OR 2436/1335
DEEP CREEK PLANTATION PB 7/239

KING CHRISTOPHER & TRACY/
14056 DUNROVEN DR
BRYCEVILLE, FL 32009

2025

23-1N-23-034D-0033-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

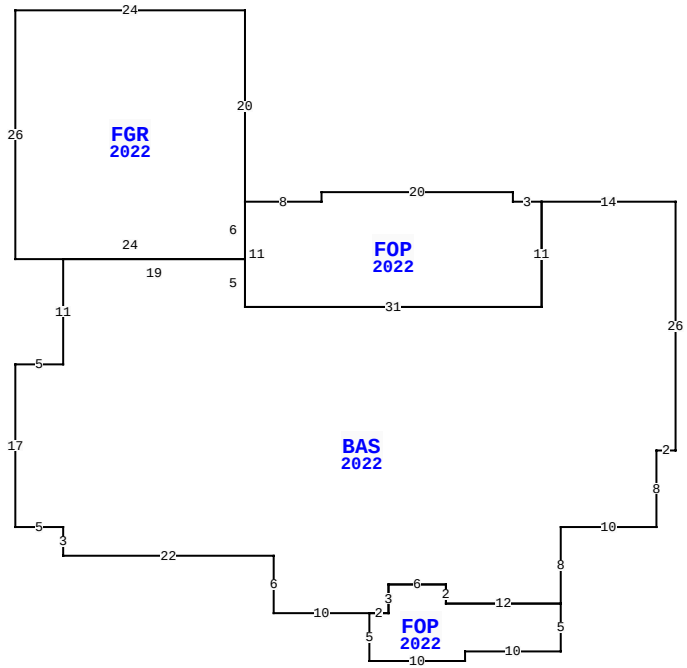
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,096	100	2022	2,096	321,712
FGR	624	55	2022	343	52,646
FOP	120	30	2022	36	5,525
FOP	361	30	2022	108	16,577
TOTALS	3,201			2,583	396,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,583	97.6320	154.26	398,454	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2023 Heated Area: 2096 HX Base Yr 2023



14056 DUNROVEN DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	04/08/2024 DC

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		396,462
TOTAL MARKET OB/XF VALUE		8,851
TOTAL LAND VALUE - MARKET		85,860
TOTAL MARKET VALUE		491,173
SOH/AGL Deduction		148,126
ASSESSED VALUE		343,047
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		292,325
TOTAL JUST VALUE		491,173
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		491,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017425	CO ISSUED	0	11/23/2022
22004646	NEW CONSTR	364,310	03/25/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2436/1335	2/17/2021	WD	Q	V	01	67,000
GRANTOR: PORTWOOD LONNIE L & J						
GRANTEE: KING CHRISTOPHER &						
1934/0549	8/22/2014	WD	Q	V	02	45,000
GRANTOR: FLORIDA DEEP CREEK PL						
GRANTEE: PORTWOOD LONNIE L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 FOP=[YR=2022] W3 N1 W20 S1 W8
FGR=[YR=2022] N20 W24 S26 E24 N6$ S11 E31 N11$ S11 W31 N5
W19 S11 W5 S17 E5 S3 E22 S6 E10 FOP=[YR=2022] S5 E10 N1 E10
N5 W12 N2 W6 S3 W2$ E2 N3 E6 S2 E12 N8 E10 N8 E2 N26$.

EXTRA FEATURES

L N	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	
2	0812	CONCRETE C	0	100	0	0	1,735.00	SF	4.00	4.00	100	2022	2022	3	99	6,871	

LAND DESCRIPTION

TOTAL OB/XF 8,851

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	2.20	AC		1.00	1.00	1.00	20,000.00	20,000.00	44,000							
2	009605	C	WETLANDS	100	0006	OR	0.00	0.00	5.98	AC		1.00	1.00	1.00	7,000.00	7,000.00	41,860							

REVIEW DATE 12/27/2022 BY WW Total Acres: 8.18 Total Land Value: 85,860 Market: 0 Agricultural: 0 Common: 85,860 PRINTED 07/30/2025 BY SYS