PT LOTS 37,87 & 88
IN OR 2724/801
DEEP CREEK PLANTATION

CARLYLE COREY D & CHELSEA STOKES
14032 DUNROVEN DR
BRYCEVILLE, FL 32009

2025

23-1N-23-034D-0037-0000

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		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

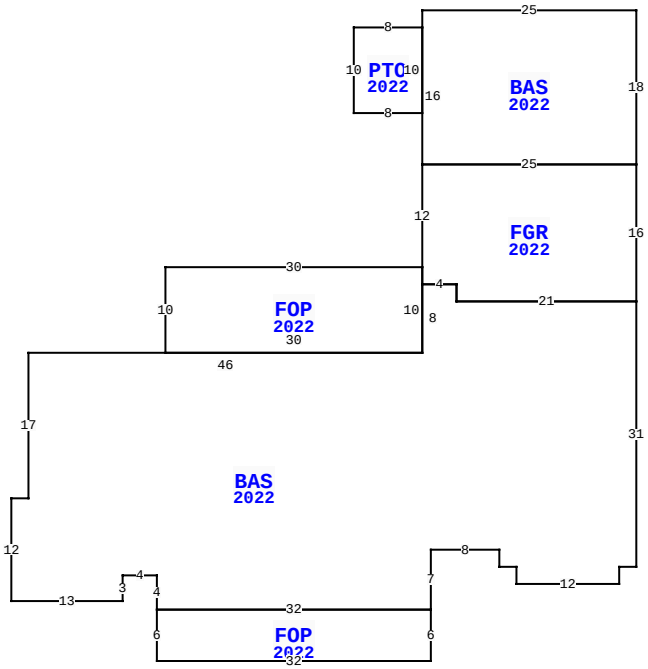
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	450	100	2022	450	67,033
BAS	2,173	100	2022	2,173	323,693
FGR	392	55	2022	216	32,175
FOP	192	30	2022	58	8,640
FOP	300	30	2022	90	13,407
PTO	80	5	2022	4	596
TOTALS	3,587			2,991	445,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,991	94.7520	149.71	447,783	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2025 Heated Area: 2623 HX Base Yr 2025



14032 DUNROVEN DR, BRYCEVILLE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		445,544
TOTAL MARKET OB/XF VALUE		1,980
TOTAL LAND VALUE - MARKET		137,240
TOTAL MARKET VALUE		584,764
SOH/AGL Deduction		0
ASSESSED VALUE		584,764
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		534,042
TOTAL JUST VALUE		584,764
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		575,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016793	CO ISSUED	0	11/09/2022
21013086	NEW CONSTR	368,770	09/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2724/801	6/28/2024	WD	Q	I	01	650,000
GRANTOR: LEDFORD JULIUS P JR &						
GRANTEE: CARLYLE COREY D & C						
2478/1143	6/28/2021	QC	U	V	11	22,500
GRANTOR: RUSSELL PREMIER PROPE						
GRANTEE: LEDFORD JULIUS P JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W25 S2 PTO=[YR=2022] W8 S10 E8 N10$ S16
FGR=[YR=2022] S12 FOP=[YR=2022] W30 S10 E30 N10$ S2
BAS=[YR=2022] S8 W46 S17 W2 S12 E13 N3 E4 S4 FOP=[YR=2022]
S6 E32 N6 W32$E32 N7 E8 S2 E2 S2 E12 N2 E2 N31 W21 N2 W4$ E4
S2 E21 N16 W25$ E25 N18$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 1,980

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	4.53	AC		1.00	1.00	1.00	19,000.00	19,000.00	86,070							
2	009605	C	WETLANDS	100	0006	OR	0.00	0.00	7.31	AC		1.00	1.00	1.00	7,000.00	7,000.00	51,170							

REVIEW DATE 11/21/2022 BY WW Total Acres: 11.84 Total Land Value: 137,240 Market: 0 Agricultural: 0 Common: 137,240 PRINTED 07/30/2025 BY SYS