PT LOT 38 IN OR 2377/1346
DEEP CREEK PLANTATION
PBK 7/239

KNOX BRADLEY CHRISTOPHER
14026 DUNROVEN DR
BRYCEVILLE, FL 32009

2025

23-1N-23-034D-0038-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

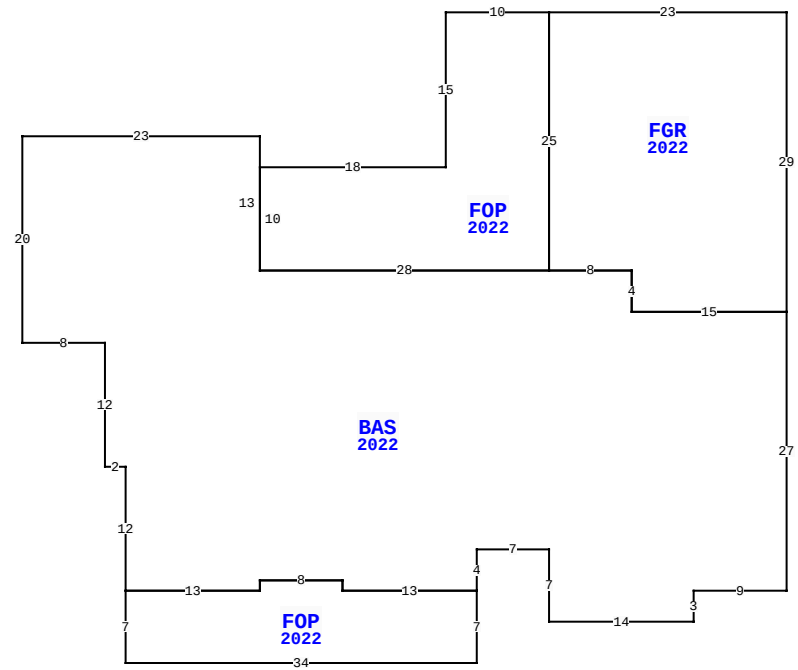
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,323	100	2022	2,323	333,671
FGR	635	55	2022	349	50,130
FOP	246	30	2022	74	10,630
FOP	430	30	2022	129	18,529
TOTALS	3,634			2,875	412,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,875	91.3680	144.36	415,035	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 0% - 0 Heated Area: 2323 HX Base Yr



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

14026 DUNROVEN DR, BRYCEVILLE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	412,960
TOTAL MARKET OB/XF VALUE	8,268
TOTAL LAND VALUE - MARKET	72,360
TOTAL MARKET VALUE	493,588
SOH/AGL Deduction	32,843
ASSESSED VALUE	460,745
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	460,745
TOTAL JUST VALUE	493,588
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	510,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010183	CO ISSUED	0	08/31/2022
21010606	NEW CONSTR	343,922	08/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2377/1346	7/21/2020	WD	Q	V	01	44,000
GRANTOR: PADRO HERBERT M REVOC						
GRANTEE: KNOX BRADLEY CHRIST						
1933/0645	8/15/2014	WD	Q	V	01	53,800
GRANTOR: FLORIDA DEEP CREEK PL						
GRANTEE: PADRO HERBERT M TRU						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2022] W23 FOP=[YR=2022] W10 S15 W18 S10 E28 N25$
S25 BAS=[YR=2022] W28 N13 W23 S20 E8 S12 E2 S12
FOP=[YR=2022] S7 E34 N7 W13 N1 W8 S1 W13$ E13 N1 E8 S1 E13
N4 E7 S7 E14 N3E9 N27 W15 N4 W8$ E8 S4 E15 N29$.

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	0812	CONCRETE C	0	0	0	0	1,588.00	SF	4.00	4.00	100	2022	2022	3	99	6,288	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 8,268

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	2.27	AC		1.00	1.00	1.00	20,000.00	20,000.00	45,400							
2	009605	C	WETLANDS	0	0006	OR	0.00	0.00	3.37	AC		1.00	1.00	1.00	8,000.00	8,000.00	26,960							

REVIEW DATE 11/21/2022 BY WW Total Acres: 5.64 Total Land Value: 72,360 Market: 0 Agricultural: 0 Common: 72,360 PRINTED 07/30/2025 BY SYS