LOT 42
ESMT PT OR 1603/1000
DEEP CREEK PLANTATION PB 7/239

BLANK CHRISTOPHER CHARLES & KATIE COLLEEN
220 ORANGE AVENUE
BALDWIN, FL 32234

2025

23-1N-23-034D-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

14002 DUNROVEN DR, BRYCEVILLE

BLD DATE	12/04/2007 KW	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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	91,650
TOTAL MARKET VALUE	91,650
SOH/AGL Deduction	19,578
ASSESSED VALUE	72,072
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,072
TOTAL JUST VALUE	91,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P12784	OTHER	0	10/01/2007
B20333	TEMP MOD	50,000	08/01/2007
E19915	ELEC OTHER	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2674/1299	10/17/2023	WD	Q	V	01	92,500
GRANTOR: ANGELICA ARTHUR D & R						
GRANTEE: BLANK CHRISTOPHER C						
1940/0570	9/04/2014	WD	Q	I	01	74,900
GRANTOR: FLORIDA DEEP CREEK PL						
GRANTEE: ANGELICA ARTHUR D &						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.83	AC		1.00	1.00	1.00	23,000.00	23,000.00	42,090							
2	009605	C	WETLANDS	0	0006	OR	0.00	0.00	7.08	AC		1.00	1.00	1.00	7,000.00	7,000.00	49,560							

REVIEW DATE 05/01/2025 BY MLU Total Acres: 8.91 Total Land Value: 91,650 Market: 0 Agricultural: 0 Common: 91,650 PRINTED 07/30/2025 BY SYS