

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1										
																	VALUATION BY											
																	STANDARD											
																	Tax Group: 6 Tax Dist:											
																	BUILDING MARKET VALUE 0											
																	TOTAL MARKET OB/XF VALUE 0											
																	TOTAL LAND VALUE - MARKET 98,980											
																	TOTAL MARKET VALUE 98,980											
																	SOH/AGL Deduction 36,764											
																	ASSESSED VALUE 62,216											
																	TOTAL EXEMPTION VALUE 0											
																	BASE TAXABLE VALUE 62,216											
																	TOTAL JUST VALUE 98,980											
																	NCON VALUE 0											
																	INCOME VALUE											
																	PREVIOUS YEAR MKT VALUE 56,560											
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	14053 DUNROVEN DR, BRYCEVILLE															BLD DATE		LGL DATE		04/29/2025	MLU							
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												
SALES DATA																												
OFF RECORD Number		DATE		TYPE INST		Q	V	RSN	SALE PRICE																			
2456/0474		4/23/2021		WD Q		V	01	77,500																				
GRANTOR: DETRICK FRED G & CARO																												
GRANTEE: GREGG JOSHUA D & AM																												
1922/0405		5/27/2014		WD Q		V	02	49,900																				
GRANTOR: FLORIDA DEEP CREEK PL																												
GRANTEE: DETRICK FRED G & CA																												
BUILDING NOTES																												
BUILDING DIMENSIONS																												

LAND DESCRIPTION						TOTAL OB/XF																		
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	0	0006	OR	0.00	0.00	7.07	AC		1.00	1.00	1.00	14,000.00	14,000.00	98,980							