LOT 53
DEEP CREEK PLANTATION PB 7/239
ESMT IN OR 2540-229

BARRS JARED P
14091 DUNROVEN DR
BRYCEVILLE, FL 32009

2025

23-1N-23-034D-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 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		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

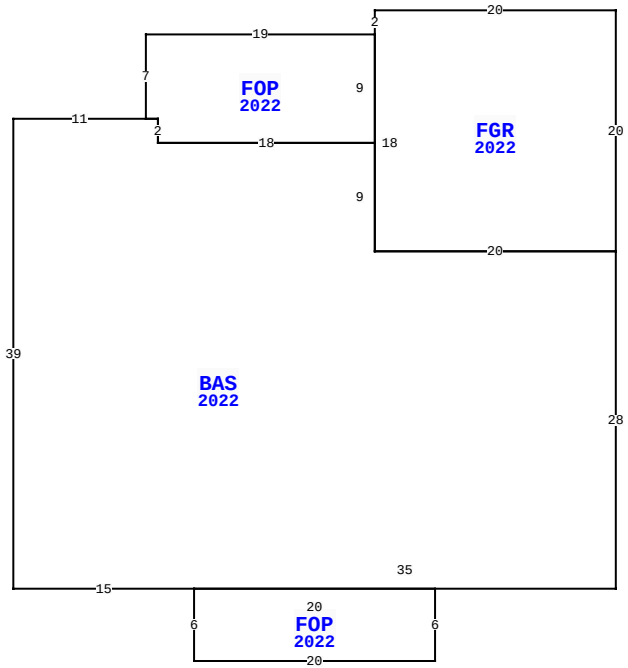
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,694	100	2022	1,694	262,753
FGR	400	55	2022	220	34,123
FOP	120	30	2022	36	5,584
FOP	169	30	2022	51	7,911
TOTALS	2,383			2,001	310,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,001	99.6660	157.47	315,097	2022	2022	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2023 Heated Area: 1694 HX Base Yr 2023



14091 DUNROVEN DR, BRYCEVILLE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		310,371
TOTAL MARKET OB/XF VALUE		1,750
TOTAL LAND VALUE - MARKET		91,580
TOTAL MARKET VALUE		403,701
SOH/AGL Deduction		48,383
ASSESSED VALUE		355,318
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		304,596
TOTAL JUST VALUE		403,701
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007830	CO ISSUED	0	05/19/2022
21010567	NEW CONSTR	249,807	08/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2425/0246	12/18/2020	WD	Q	V	01	48,900
GRANTOR: MERLI KEVIN & CHERYL						
GRANTEE: BARRS JARED P						
1915/1375	4/21/2014	WD	Q	V	01	44,900
GRANTOR: FLORIDA DEEP CREEK PL						
GRANTEE: MERLI KEVIN & CHERY						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2022] W20 S2 FOP=[YR=2022] W19 S7 BAS=[YR=2022] W11 S39 E15 FOP=[YR=2022] S6 E20 N6 W20$ E35 N28 W20 N9 W18 N2 W1$ E1 S2 E18 N9$ S18 E20 N20$.

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	0810	CONCRETE A	0	100	17	16	272.00	SF	6.50	6.50	100	2022	2022	3	99	1,750	

LAND DESCRIPTION

TOTAL OB/XF 1,750

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	4.82	AC		1.00	1.00	1.00	19,000.00	19,000.00	91,580							

REVIEW DATE 10/10/2022 BY WW Total Acres: 4.82 Total Land Value: 91,580 Market: 0 Agricultural: 0 Common: 91,580 PRINTED 07/30/2025 BY SYS