LOT 56
IN OR 2230/1687
DEEP CREEK PLANTATION PB 7/239

WILLS CORY D & TRACEY A
16316 DEACON DR
BRYCEVILLE, FL 32009

2025

23-1N-23-034D-0056-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

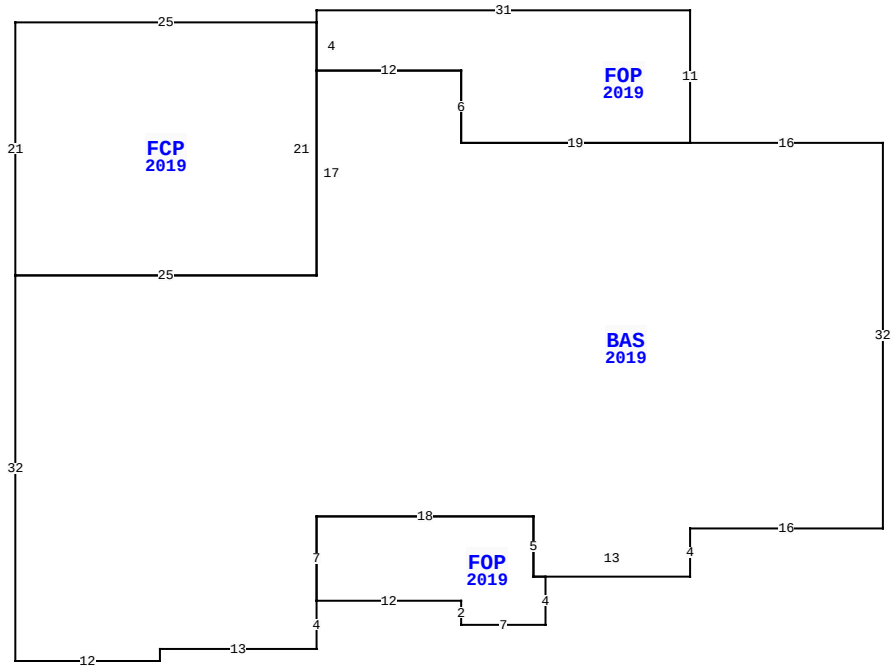
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,397	100	2019	2,397	385,382
FCP	525	25	2019	131	21,062
FOP	142	30	2019	43	6,913
FOP	269	30	2019	81	13,023
TOTALS	3,333			2,652	426,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,652	104.0256	164.36	435,883	2019	2019	0	0	0	2.18	97.82

1 SFR CUST – 100% - 2020 Heated Area: 2397 HX Base Yr 2020



16316 DEACON DR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		426,381
TOTAL MARKET OB/XF VALUE		4,948
TOTAL LAND VALUE - MARKET		135,210
TOTAL MARKET VALUE		566,539
SOH/AGL Deduction		289,711
ASSESSED VALUE		276,828
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		226,106
TOTAL JUST VALUE		566,539
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		585,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009295	CO ISSUED	0	08/29/2019
18011983	NEW CONSTR	304,267	12/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2230/1687	10/12/2018	WD	Q	V	02	75,000
GRANTOR: VEAL TRAVIS & ANDREA						
GRANTEE: WILLS CORY D & TRAC						
2097/1895	1/31/2017	WD	Q	V	01	58,000
GRANTOR: MOORE HAROLD W & LISA						
GRANTEE: VEAL TRAVIS & JOHNS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 FOP=[YR=2019] N11 W31 S1 FCP=[YR=2019] W25 S21 E25 N21$ S4 E12 S6 E19$ W19 N6 W12 S17 W25 S32 E12 N1 E13 N4 FOP=[YR=2019] E12 S2 E7 N4 W1 N5 W18 S7$ N7 E18 S5 E13 N4 E16 N32$.

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	0811	CONCRETE B	0	100	0	0	981.00	SF	5.20	5.20	100	2019	2019	3	97	4,948	

LAND DESCRIPTION

TOTAL OB/XF 4,948

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	6.03	AC		1.00	1.00	1.00	19,000.00	19,000.00	114,570							
2	009605	C	WETLANDS	100	0006	OR	0.00	0.00	2.58	AC		1.00	1.00	1.00	8,000.00	8,000.00	20,640							

REVIEW DATE 12/08/2020 BY TW Total Acres: 8.61 Total Land Value: 135,210 Market: 0 Agricultural: 0 Common: 135,210 PRINTED 07/30/2025 BY SYS