LOT 61
DEEP CREEK PLANTATION PB 7/239
ESMT IN OR 2502-430

PRICE THOMAS &/REED TRACY
16340 DEACON DR
BRYCEVILLE, FL 32009

2025

23-1N-23-034D-0061-0000

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

16340 DEACON DR, BRYCEVILLE

BLD DATE		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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	132,430
TOTAL MARKET VALUE	132,430
SOH/AGL Deduction	56,527
ASSESSED VALUE	75,903
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,903
TOTAL JUST VALUE	132,430
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001170	NEW CONSTR	690,494	01/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2472/0936	5/27/2021	WD	U	V	37	35,000
GRANTOR: PRINGLE DAVID & TERES						
GRANTEE: PRICE THOMAS & TRAC						
1933/0655	8/13/2014	WD	Q	V	01	44,900
GRANTOR: FLORIDA DEEP CREEK PL						
GRANTEE: PRINGLE DAVID & TER						

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	6.97	AC		1.00	1.00	1.00	19,000.00	19,000.00	132,430							

REVIEW DATE 07/02/2025 BY WW Total Acres: 6.97 Total Land Value: 132,430 Market: 0 Agricultural: 0 Common: 132,430 PRINTED 07/30/2025 BY SYS